

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Wednesday, March 18, 2026

9:00 AM

City Hall, Council Chambers

1. Meeting Called to Order

A Special Magistrate Hearing of the City of Port St. Lucie was called to order by Special Magistrate Keith Davis at 9:00 AM on March 18, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate
Roque Gomez, Code Compliance Officer
Miguel Mendoza, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Wesley Armstrong, Code Compliance Manager
Sara Brown, Neighborhood Services
Rachel Knaggs, Neighborhood Services
Richard Shiller, Deputy City Attorney
Shanna Donleavy, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis led the assembly in reciting the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to City staff.

4. Approval of Minutes

4.a Hear Approval of Minutes for 1/28/2026 Cases and Approve
the Staff Recommendation

[2026-255](#)

Special Magistrate Davis approved the Special Magistrate Hearing minutes of 1/28/2026.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services, indicated Case No. 25-18479, Case No. 25-17645, and Case No. 25-18252 were postponed.

6. Approval of Agenda

Special Magistrate Davis approved the agenda with the postponements as

noted.

7. Introduction of Cases

8. Code Violations

8.a Hear Code Violations Cases and Approve the Staff Recommendation

[2026-256](#)

(Clerk's Note: The Code Violations cases were heard after the Code Violations Special Requests.)

#3. GOMEZ / CASE NO. 25-18114 / 1073 SE BETHUME CT

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, inoperative vehicle, and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Linda Rec and Christopher Rec. Mr. Rec explained the open storage was for remodeling their house and the inoperative vehicle is being restored.

Code Compliance Officer Gomez further explained the inoperative vehicle violation. Mr. Rec stated he was being targeted by his neighbor who is a City employee.

Rachel Knaggs indicated any permits on the property that correlate with the items outside would not be considered open storage, but there are no active permits for this property. Mr. Rec stated he could remove the outside storage.

Special Magistrate Davis stated the City has proper notice and the property remains in violation as cited. He set a compliance date of April 3, 2026. Special Magistrate Davis indicated the City can re-notice the case, if it needs to be brought back for further attention.

9. Code Violations Special Requests

9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

[2026-257](#)

#20. MENDOZA / CASE NO. 25-10004 / 542 SE SEAHOUSE DR

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and exterior structure - taken at

the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and granted all the relief requested by the City. Special Magistrate Davis set a compliance date of 3/25/2026. He stated the high grass and weeds constitute a threat to the public health, safety, and welfare, and authorized the City to enter the property to abate the violation and assess the costs.

#21. MENDOZA / CASE NO. 26-00186 / 929 SE BAYFRONT AVE

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, high grass and weeds, and postings of current and prior postings - taken at the time of the inspections. He stated the house is vacant.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and stated the high grass and weeds constitute a threat to the public health, safety, and welfare. Special Magistrate Davis granted all the relief requested by the City and set a compliance date of 3/25/2026. He authorized the City to enter the property to abate the health, safety, and welfare violation and assess the costs.

#22. PECO / CASE NO. 25-14380 / 480 SW LAKEHURST DR

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, high grass and weeds, and posting of notice - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited and granted all the relief requested by the City. Special Magistrate Davis set a compliance date of 3/25/2026. He authorized the City to enter the property to abate the health, safety, and welfare violation of high grass and weeds and assess those costs.

#23. WISE/ROSE / CASE NO. 25-16024 / 401 NW LINCOLN AVE

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, shutters, and high grass and weeds - taken at the time of the inspections.

Special Magistrate Davis stated the Respondent is not present at today's hearing and indicated the City has proper notice. Based on the testimony and evidence, he found the property remains in violation as cited. Special Magistrate Davis stated the high grass and weeds violation constitutes a threat to the public health, safety, and welfare and granted all the relief requested by the City. He set a compliance date of 3/25/2026 as well as authorized the City to enter the property to abate the health, safety, and welfare violation and assess the costs.

10. Certification of Fines

10.a Hear Certification of Fines Cases and Approve the Staff Recommendation

[2026-258](#)

#25. MENDOZA / CASE NO. 25-12440 / 755 SE ALBATROSS AVE

(Clerk's Note: The Certification of Fines cases were heard first and prior to the Code Violation cases.)

Code Compliance Officer Miguel Mendoza was sworn in at this time. He read the Case Presentation and Staff's recommendations into the record. Code Compliance Officer Mendoza presented photos - of the subject property, front of garage, pipe completely covered, left side of house, back side of house with broken door and window, and broken screens on the back patio - taken at the time of the inspections. He indicated the property is vacant.

The Deputy City Clerk swore in Respondent Steven Hanna via Zoom, who explained he recently inherited the house from his grandmother who has health issues. Respondent Hanna indicated he has a police report that states the house has been broken into by juveniles and they destroyed the inside. He stated he just became aware of this and will be addressing everything ASAP.

Special Magistrate Davis accepted the City's recommendation and explained that once Respondent Hanna gets the property in compliance, he can request a mitigation or reduction of the accrued fine. He stated he found proper notice and that the property has not complied with the order finding violation from December 10, 2025. Special Magistrate Davis certified the fine and granted the relief requested by the City, including the \$411 in administrative costs.

Respondent Hanna inquired if the fine would be reduced by a certain percentage. Rachel Knaggs, Neighborhood Services, stated she spoke with Respondent Hanna on 3/3/2026 and explained the process. She noted that before applying for a modification, the property needs to be brought into compliance.

#24. GOMEZ / CASE NO. 25-06891 / 2297 SE SEAMIST ST

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, accessory structure area, fence and overgrowth, and exterior structure mold and mildew - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Serana Latortue, who explained the property belonged to a family member with health issues and the property has been transferred to her. She stated she has been providing care, trying to correct the violations, and working. Respondent Latortue indicated she has removed some of the overgrowth, will be removing the fence, and is painting the house.

Special Magistrate Davis told Respondent Latortue to stay in touch with Code Compliance Officer Gomez on her progress. Respondent Latortue inquired about the overgrowth, specifically the mango and coconut trees, to which Code Compliance Officer Gomez stated the trees were not an issue.

Special Magistrate Davis stated he found proper notice and the property remains in violation. He certified the fine and granted the relief requested by the City, including the administrative costs of \$411. Special Magistrate Davis indicated that Respondent Latortue can get the fine mitigated once the property is in compliance. Respondent Latortue requested a two-week extension prior to the fine starting. Special Magistrate Davis stated it has been three months, so he denied her request.

#27. PECO / CASE NO. 25-00860 / 412 SE MAJESTIC TER

Code Compliance Officer Sarah Peco read the Case Presentation and Staff's recommendations into the record. She presented photos - of the subject property, cracked driveway in disrepair, culvert pipe that needs cleaned, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Niria Gerardi, who explained

she purchased the house with the driveway in this condition. She stated her parents recently passed and she has not been at the house. Respondent Gerardi indicated she did not receive the results of the City's soil testing or the notice to appear in December, even though she forwarded her address. She requested additional time, as she needs to get a permit to fix the pipe.

Special Magistrate Davis requested the City to confirm the address the notice was sent to. Code Compliance Officer Peco stated the mailing was sent to the address on file, which is the address of the property in question.

Respondent Gerardi inquired about digging out the pipe. Code Compliance Officer Peco stated a permit was required for the area over the culvert pipe. She indicated Public Works has verified the pipe does not need to be replaced, but the dirt and debris needs to be dug out so the water can flow through. She explained the cracks in the driveway need to be repaired.

Special Magistrate Davis stated he found proper notice and that the property remains in violation, based on the evidence and testimony. He accepted the City's recommendation and certified the fine, including the administrative costs. Special Magistrate Davis indicated that Respondent Gerardi will have an opportunity to mitigate the fine once the property is in compliance.

Respondent Gerardi inquired if it was legal to sell the house with the cracked driveway. Special Magistrate Davis stated that people purchase code violations everyday. He indicated the statute requires the seller to inform the buyer of any code violations.

#30. WISE / CASE NO. 25-10875 / 1224 SE LADNER ST

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property, posting of property, damaged fence, damaged soffit, bathroom window with torn screen/cracked frame, and front porch with torn screen - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Jean Addely Romain and Marthe Darline Jean, who indicated they needed a Creole interpreter. Special Magistrate Davis asked the Respondents to have a seat to see if a translator can be located.

(Clerk's Note: Case No. 25-15787 was heard at this time.)

Special Magistrate Davis inquired about the availability of an interpreter. Rachel Knaggs indicated the case will need to be postponed, as an interpreter was not available. Sara Brown recalled the case for the record. Deputy City Attorney Shiller suggested continuing this case to the next hearing, so they can coordinate with the interpreter. He stated the City will re-notice the hearing.

Respondent Jean asked to speak, but Special Magistrate Davis stated he would wait until the next hearing when an interpreter is present.

11. Certification of Fines Special Requests

11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation

[2026-259](#)

(Clerk's Note: The Certification of Fines Special Requests cases were heard after the Certification of Fines and prior to the Code Violation cases.)

#40. MENDOZA / CASE NO. 25-15787 / 741 SE VOLTAIR TER

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass, backyard with open storage, and posting of notice - taken at the time of the inspections.

Wesley Armstrong explained the case started due to high grass and weeds, and the vendor was not comfortable mowing the lawn due to the open storage. He stated that vendors removed the open storage in a prior case on this property and now the Respondent has the same open storage issue.

The Deputy City Clerk swore in Respondent Natalia Dellisanti. She explained her son was cutting the lawn, but the lawnmower is broken. She stated the backyard has been cleaned up by her son as well. Special Magistrate Davis stated the City needs to re-inspect and verify the property is in compliance.

Special Magistrate Davis stated he found proper notice and that Respondent Dellisanti is present at today's hearing. Based on the testimony and the evidence, he stated the property remains in violation as cited. Special Magistrate Davis indicated the violation of open storage accumulation constitutes a threat to the public health, safety, and welfare. He granted all the relief requested by the City, including certifying the fine in the amount of \$25.00 per day, up to the maximum of \$50,000. He also

assessed the costs of \$225.00 for the previous abatement activity and the administrative costs of \$411.00. Special Magistrate Davis authorized the City to continue to enter the property to abate the health, safety, and welfare violation and assess those costs.

Respondent Dellisanti inquired as to when the fine will start. Special Magistrate Davis stated the fine starts today and will stop when everything is cleaned up. He explained the additional costs and the possibility of a lien being placed against the property.

#41. GOMEZ / CASE NO. 25-15458 / 1791 SE RIDGEWOOD ST

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass and posting of notice - taken at the time of the inspections. Code Compliance Officer Gomez stated the City was asking for reimbursement of the abatement and administrative costs

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis granted all the relief requested by the City, including the abatement cost of \$395.00 and the administrative costs of \$411.00.

#42. GOMEZ / CASE NO. 25-17160 / 2322 SE MASLAN AVE

Code Compliance Officer Roque Gomez read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass and posting of notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondents are not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$395.00 and the administrative costs of \$411.00.

#37. MENDOZA / CASE NO. 25-09400 / 1633 SE SHEPARD LN

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that no one was in attendance to represent the Respondent at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis granted all the relief requested by the City, including certifying the fine in the amount of \$50.00/day, up to a maximum fine of \$50,000, for the period of noncompliance that began October 2, 2025, until it was abated. He also assessed the abatement cost of \$395.00 and the administrative costs of \$411.00.

#38. MENDOZA / CASE NO. 25-10216 / 1300 SE NAVAJO LN

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass and posting of notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

#39. MENDOZA / CASE NO. 25-14464 / 1196 SE SABINA LN

Code Compliance Officer Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass and posting of notice - taken at the time of the inspections.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated the property is now in compliance, due to the abatement activity by the City. Special Magistrate Davis assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

#43. WISE / CASE NO. 25-17626 / 1566 SE SUNSHINE AVE

Code Compliance Officer Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the City cut the grass, posting of notice, and unmaintained pool - taken at the time of the inspections. He stated the homeowner has indicated that he will be selling the house and does not intend to address the violations.

Special Magistrate Davis stated he found proper notice and that the Respondent is not present at today's hearing. He indicated 41.09(a) remains in violation and 41.08(b) is in compliance due to the abatement activity by the City. Special Magistrate Davis ratified and reaffirmed the abatement authority for the high grass and weeds and granted all other relief requested by the City. He certified the fine of \$25.00 per day, up to a maximum of \$50,000, for the period of noncompliance beginning December 11, 2025, and continuing until compliance is achieved. Special Magistrate Davis also assessed the abatement cost of \$225.00 and the administrative costs of \$411.00.

12. How Parties are Notified

Sara Brown, Neighborhood Services, read the following into the record: A Notice of Hearing or Notice of Certification of Fine was sent to the violator by Certified Mail Return Receipt Requested to the address listed in the Tax Collector's Office for tax notices or to the address listed in the County Property Appraiser's database. If the green card was returned, it was placed in the file and was either signed, unsigned, or unclaimed. Ten days before the hearing, the Agenda was posted on the bulletin board in the lobby of Port St. Lucie City Hall. Also, a Notice of Hearing was posted on the property in question, along with an Affidavit of Posting, which included a copy of the notice posted and the date and places of its posting. If the certification card was not returned to the Neighborhood Services Department within ten days before the Hearing, posting is completed in the same manner as if the card was returned unclaimed as stated above. Photos shown at today's hearing are kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department.

13. Introduction of Cases Without Parties Present

Rachel Knaggs, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until March 25, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

Ms. Brown read the cases without parties present into the record:

#25-17402 - 2212 SE Maslan Ave
#26-00609 - 1422 SE Arenson Ln
#25-17651 - 1952 SE Manth Ln

#25-17668 - 1067 SE Lansdowne Ave
#25-11615 - 222 SW Chandler Ter
#25-12756 - 237 SW Starfish Ave
#25-15003 - 1109 SE Airoso Blvd
#25-15187 - 1443 SE Airoso Blvd
#25-15247 - 232 SW Molloy St
#25-16010 - 301 SW Lucero Dr
#25-18596 - 685 SW Fairview Ave
#26-00254 - 365 SW Todd Ave
#25-08634 - 1491 SE Grapeland Ave
#25-18556 - 2949 SE Treasure Island Rd
#25-18672 - 2081 SE Hideaway Cir

Ms. Knaggs read the following into the record: Regarding the following cases entered into public record, a violation hearing was held and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that the compliance has not been achieved for the violations of the respective listed code sections of the Code. A formal Notice of Hearing was issued for today's hearing and the respondent has failed to appear. The City requests that the fines be certified and administrative costs be assessed and awarded to the City.

Ms. Brown read the following cases into the record:

#25-12450 - 649 SE Capon Ter
#25-15550 - 198 SW Fairway Ter
#25-17241 - 557 SW Duval Ave
#25-11963 - 2092 SE Parkwood Cir
#25-11964 - 1932 SE Gibbs Ave
#25-12872 - 1699 SE Elkart Ter
#25-14467 - 1173 SE Stewart Rd
#25-14991 - 2586 SE Perugia St
#25-16917 - 2252 SE Flanders Road

Special Magistrate Davis stated he found proper notice on the above cases and would sign the appropriate orders for these cases.

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:44AM.

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk