

**City of Port St. Lucie**  
**Special Magistrate Hearing**  
**Meeting Minutes - Final**

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

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**Wednesday, June 11, 2025**

**9:00 AM**

**City Hall, Council Chambers**

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1. Meeting Called to Order

A SPECIAL MAGISTRATE HEARING of the City of Port St. Lucie was called to order by Special Magistrate Claudette Pelletier Esq. on June 11, 2025, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate  
Rachel Francois Dieujuste, Code Compliance Standards Associate  
Wesley Armstrong, Code Compliance Supervisor  
Aaron Biehl, Code Compliance Supervisor  
Steve Owens, Code Compliance Supervisor  
Catherine Laird, Code Compliance Officer  
Michael Dickerson, Code Compliance Officer  
Tyler Herzog, Code Compliance Officer  
Richard Shiller, Deputy City Attorney  
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate led the assembly in the Pledge of Allegiance.

3. Swearing in Code Specialist and/or Building Investigators

The Deputy City Clerk administered the Oath of Testimony to the Code Compliance Officers.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Code Compliance Standards Associate Dieujuste indicated that case 25-03998 was postponed.

Code Compliance Standards Associate Dieujuste indicated that the following cases were abated; 25-04339, 25-03960, 24-19390.

She also noted that there was an update to the agenda and a Special Request case would be heard.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

**8.a** Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation

[2025-542](#)

There was nothing heard under this item.

9. Code Violations

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

[2025-543](#)

12. LAIRD / CASE NO. 24-02598 / 988 SW BAYSHORE BLVD

(Clerk's Note: The Respondent appeared via Zoom.)

Code Compliance Officer Laird read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Respondent Albert Levitt who stated that they had submitted Requests for Proposals last year and then had to get approval from the Association to get the owners to pay for this, but since that time they had a new Board and hired a new accountant and treasurer. He stated that they had 3 new quotes and would be applying for a Special Assessment on August 1st because their bylaws state that they needed to wait 30 days before addressing the owners. He requested additional time, to which the City had no objection and recommended 60 days.

The Special Magistrate granted a 60-day extension.

3. DICKERSON / CASE NO. 24-10356 / 1780 SE HILLMOOR DR

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Brad Currie, Haley Ward, who represented the Respondent. He stated that he was brought in 2 weeks ago to assist

the property owner to come into compliance, and that they were applying for a Site Plan amendment and were about 30 days away from being able to submit it to the City. He requested a 6-month extension, stating that they would either receive an amendment or be able to comply with the original Site Plan. Steve Owens, Code Compliance Supervisor, suggested a 4-month extension and continuing with communication from there.

The Special Magistrate granted a 4-month extension.

#### 4. DICKERSON / CASE NO. 24-14094 / 1900 SE HILLMOOR DR

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that the garbage compactor was affected by a fire last year and the property was moving forward to build a bigger corral. He noted that the only thing missing on the corral for compliance would be to put the gates back on, in which he was notified that this was going to be done.

The Deputy City Clerk swore in Respondent Damaris Santana Owens, who requested a 30-day extension.

The Special Magistrate granted a 30-day extension.

#### 6. DICKERSON / CASE NO. 25-04744 / 1973 SW SAVAGE BLVD

Code Compliance Officer Dickerson read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations. He stated that 1 of 3 stop signs were installed, but it was in the incorrect location, and he detailed the current violations.

The Deputy City Clerk swore in Adam Parupia, who represented the Respondent. He stated that they had taken care of most of the issues, and he detailed compliance, noting that the dumpster area was still being repaired and that they had called Officer Dickinson. Officer Dickerson stated that he was out of the office when they had called and he would follow up for the corrections. Mr. Parupia requested a 30-day extension, to which the City did not have an objection.

The Special Magistrate granted a 30-day extension.

#### CODE SPECIAL REQUEST

#### 14. HERZOG / CASE NO. 25-04978 / 1681 SW CLOVER ST

Code Compliance Officer Herzog read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by June 18, 2025, and if not in compliance by that time, a hearing will be held to determine the fines. If not in compliance by June 18, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

10. Certification of Fines

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

[2025-545](#)

There was nothing heard under this item.

11. Certification of Fines Special Requests

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

[2025-546](#)

There was nothing heard under this item.

12. Vacant Lot Certification of Fines

- 12.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2025-547](#)

There was nothing heard under this item.

13. Vacant Lot Violations

- 13.a** Hear Vacant Lot Violations Cases and Approve the Staff Recommendation

[2025-544](#)

There was nothing heard under this item.

14. How Parties are Notified

Code Compliance Standards Associate Dieujuste read the following into the record: A Notice of Hearing or Notice of the 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, an 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, then within ten days before the Hearing, posting was completed in the same manner as if the card was returned unclaimed as stated above. The photos shown at the hearing were kept and maintained as public records of the City of Port St. Lucie's Neighborhood Services Department. The Code Compliance Standards Associate requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions about any cases with no parties present, to which she responded in the negative.

15. Introduction of Cases Without Parties Present

The following cases without parties present were read into the record by the Code Compliance Standards Associate:

25-02260 2013 SE West Dunbrooke Cir  
25-03953 750 SW Monsoon Rd  
25-02473 5977 NW Baynard Dr  
25-02657 1659 SW Lexington Dr  
25-02687 6458 NW Foxglove St  
25-09139 1290 SW Bayshore Blvd  
25-05471 1034 SW Janette Ave  
25-05472 2683 SW Cameo Blvd  
25-05710 4301 SW Jaunt Rd  
25-05817 2789 SE Bluem Way  
25-07692 5249 NW Gamma St  
24-19029 1091 SE Port St. Lucie Blvd  
24-19381 1090 SE Port St. Lucie Blvd  
24-19394 221 SW Port St. Lucie Blvd  
24-19750 1924 SW Gatlin Blvd  
24-19751 2031 SW Gatlin Blvd  
24-17274 491 SW Port St. Lucie Blvd  
25-00250 4271 SW Xenon St  
25-00254 1762 SE Westmoreland Blvd

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 9:41 a.m.

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Jasmin De Freese, Deputy City Clerk