

City of Port St. Lucie

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



Meeting Agenda

Wednesday, June 4, 2025

9:00 AM

City Hall, Council Chambers

Special Magistrate Hearing

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Swearing in Code Specialist and/or Building Investigators**
4. **Approval of Minutes**
 - 4.a Hear Approval of Minutes for 3/5/2025 and 4/2/2025 Cases and Approve the Staff Recommendation [2025-527](#)
5. **Late Abatements and/or Postponements**
6. **Approval of Agenda**
7. **Introduction of Cases**
8. **Code Violations**
 - 8.a Hear Code Violations Cases and Approve the Staff Recommendation [2025-528](#)
9. **Code Violations Special Requests**
 - 9.a Hear Code Violations Special Requests Cases and Approve the Staff Recommendation [2025-529](#)
10. **Certification of Fines**
 - 10.a Hear Certification of Fines Cases and Approve the Staff Recommendation [2025-530](#)
11. **Certification of Fines Special Requests**
 - 11.a Hear Certification of Fines Special Requests Cases and Approve the Staff Recommendation [2025-531](#)
12. **Modification Requests**
 - 12.a Hear Modifications Requests Cases and Approve the Staff Recommendation [2025-548](#)
13. **How Parties are Notified**

14. Introduction of Cases Without Parties Present**15. Public to be Heard****16. Adjourn**

NOTICE: Anyone who requires a translator, auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City of Port St. Lucie program, service, or activity, should contact the office of Natalie Cabrera, Human Resources Department, City of Port St. Lucie, City Hall Bldg. A, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099, as soon as possible but no later than 48 hours before the scheduled event.

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



Agenda Summary

2025-527

Agenda Date: 6/4/2025

Agenda Item No.: 4.a

Placement: Approval of Minutes

Action Requested: Motion / Vote

Hear Approval of Minutes for 3/5/2025 and 4/2/2025 Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approve previous Magistrate Hearing minutes.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approve previous Magistrate Hearing minutes.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, March 5, 2025

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 Claudette Pelletier Esq. on March 5, 2025, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate

Sara Brown, Project Coordinator

Rachel Francios Dieujuste, Code Compliance Standards Associate

Wesley Armstrong, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Rachel Knaggs, Code Compliance Supervisor

Charles Cerami, Code Compliance Specialist

Jeremy Kashatus, Code Compliance Specialist

Brandon Wise, Code Compliance Specialist

Hamlet Polanco, Code Compliance Specialist

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 Specialists.

4. Approval of Minutes

4.a Hear Approval of Minutes 2/5/2025 Cases and Approve the Staff Recommendation

[2025-213](#)

The Special Magistrate approved the February 5, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case 24-12828 was postponed and

case 24-19822 was abated. She also noted that case 24-15947 was a duplicate on agenda.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

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

[2025-214](#)

6. POLANCO / CASE NO. 24-12725 / 5225 NW MILNER DR

Code Compliance Specialist Polanco 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. Code Compliance Supervisor Aaron Biehl informed that Code Compliance Standards Associate Rachel Francios Dieujuste would provide translation services and the Deputy City Clerk swore her in at this time.

The Deputy City Clerk swore in Respondent Jean Menes Mersier, who informed that his insurance company would not pay so he took them to court, in which they said they would pay \$16,000, but it was not enough. He stated that the insurance company then offered \$20,000, but his attorney also wanted fees so that amount would still not be enough, so he stopped communicating with his attorney and the insurance company then offered \$30,000. He added that he got a check for \$23,000 and he wanted a metal roof so he obtained quotes and was told it would take time to order materials which is why the roof was not done. He noted that he did try to get a permit, but there was nothing he could do because the company was not working.

Specialist Polanco stated that the City did not object to a 6-month extension.

The Special Magistrate granted a 6-month extension.

8. POLANCO / CASE NO. 24-18155 / 2043 SE BERKSHIRE BLVD

Code Compliance Specialist Polanco 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 noted that there were confrontations with the property owners, so he did not want to enter the property and create further

incidents.

The Deputy City Clerk swore in Respondent Michelle Thew, who stated that the truck would be plated and tagged within 60 days and the items behind the car could be moved in the next couple of weeks. Code Supervisor Aaron Biehl stated that even if the vehicle obtained a tag, it could not be parked at the home unless she filed a 6-week vehicle extension form with the Code Compliance office, of which there was no fee to file. Ms. Thew stated that she had information about a 6-wheeled vehicle located in a gated community, to which both Supervisor Biehl and the Special Magistrate advised that this had no bearing on the case being heard. Ms. Thew requested an extension, to which the City objected. Code Supervisor Wesley Armstrong clarified the Ordinance, and he stated that the vehicle would need to be inside a closed structure or removed from the property. Ms. Thew requested a 60-day extension, stating that it was not hers, and Supervisor Biehl stated that compliance needed to be met by March 12, 2025.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a compliance deadline by March 12, 2025, and if not in compliance by that date, a hearing would be held to determine a fine to be posted against the property.

11. WISE / CASE NO. 24-18753 / 825 SW THRIFT AVE

Code Compliance Specialist Wise 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 Estopinal, who stated that they have done their best to fix it and water is flowing through, but Specialist Wise had advised that he did not know what Public Works was looking for, but they would like more time to pull permits. Code Compliance Supervisor Rachel Knaggs informed that the culvert pipes would need to be replaced. Mr. Estopinal requested a 30-day extension to which the City and Special Magistrate did not have an objection. Mr. Estopinal then stated that he was told the vehicle was removed so he was going to check.

The Special Magistrate granted a 30-day extension.

9. POLANCO / CASE NO. 24-19505 / 2398 SE MASLAN AVE

Code Compliance Specialist Polanco 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 Ina Mattis, who stated the money was granted, but she was told she had to come to the hearing, and that she met with the roofers yesterday who informed that her house was next. Code Compliance Supervisor Aaron Biehl recommended a 2-3 month extension.

The Special Magistrate granted a 90-day extension.

9. Code Violations Special Requests

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

[2025-215](#)

There was nothing to be heard under this item.

10. Certification of Fines

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

[2025-216](#)

There was nothing to be heard under this item.

11. Certification of Fines Special Requests

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

[2025-217](#)

26. CERAMI / CASE NO. 24-17952 / 444 SW CRAWFISH DR

Code Compliance Specialist Cerami 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.
(Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. She certified the fine in the amount of \$75/day, up to a maximum of \$7,500, and \$225 for repairs, in addition to the administrative costs of \$411.

27. KASHATUS / CASE NO. 24-10813 / 1633 SE SHEPARD LN

Code Compliance Specialist Kashatus 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. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. She certified the fine in the amount of \$125/day, up to a maximum of \$12,500, and \$4,900 for repairs, in addition to the administrative costs of \$411.

28. POLANCO / CASE NO. 24-17231 / 1562 SE COLLETTE CIR

Code Compliance Specialist Polanco 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. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. She certified the fine in the amount of \$150/day and the cost of repairs to bring the property into compliance, in addition to the administrative costs of \$411. The Special Magistrate authorized the City, per Section 162.08(5) of the Florida Statutes, to enter the property to bring it into compliance and maintain the high grass and weeds.

29. WISE / CASE NO. 24-15947 / 3849 SW MCKIM ST

Code Compliance Specialist Wise 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. (Clerk's Note: The Respondent was not present.)

Based on the testimony and evidence presented, the Special Magistrate found that the Respondent had failed to comply with the deadline set forth in the Violation Hearing. He certified the fine in the amount of \$25/day, up to a maximum of \$2,500, in addition to the administrative costs of \$411.

12. How Parties are Notified

The Project Coordinator 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 Project Coordinator 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.

13. Introduction of Cases Without Parties Present

The following cases without parties present were read into the record by the Project Coordinator:

24-19349	1387 SW Chase Rd
24-19365	991 SW Versailles Ave
24-14495	1714 SE Clearmont St
24-19094	2098 SE Floresta Dr
24-16677	1782 SW Ardmore St
24-13267	2371 SE Mariola Ave
24-16339	982 SW Alcantarra Blvd
24-19646	3838 SW Haines St
24-19896	3614 SW Viceroy St
25-00045	3650 SW Darwin Blvd
23-18452	542 SE Seahouse Dr
24-12265	1642 SE Mariner Ln
24-14902	755 SE Albatross Ave
24-14975	722 SE Sweetbay Ave
24-15675	1126 SE Clifton Ln
24-16381	870 SE Proctor Ln
24-11691	944 SW Bay State Rd
24-18240	838 SW Paul Revere Ter

14. Public to be Heard

There were no public comments to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 10:09 a.m.

Jasmin De Freese, Deputy City Clerk

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, April 2, 2025

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 Claudette Pelletier at 9:00 AM on April 2, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate
Aaron Biehl, Code Compliance Supervisor
Wesley Armstrong, Code Compliance Manager
Charles Cerami, Code Compliance Specialist
Jeremy Kashatus, Code Compliance Specialist
Rachel Knaggs, Code Compliance Specialist
Miguel Mendoza, Code Compliance Specialist
Erbie McNutt, Code Compliance Specialist
Steve Owens, Code Compliance Specialist
Brandon Wise, Code Compliance Specialist
Sara Brown, Project Coordinator
Rachel Dieujuste, NSD Associate
Richard Shiller, Deputy City Attorney
Camille Wallace, Deputy Director, NSD
Traci Mehl, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Pelletier 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

There were no minutes to be approved.

5. Late Abatements and/or Postponements

Sara Brown, Project Coordinator, indicated Case #24-17740 was abated.

6. Approval of Agenda

Special Magistrate Pelletier approved the agenda as submitted.

7. Introduction of Cases

8. Code Violations

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

[2025-305](#)

#6. WISE / CASE NO. 24-14006 / 1067 SW PAAR DRIVE (VIA ZOOM)

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, failed culvert, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Natasha Brown via Zoom, who explained she has received some quotes and pulled a permit for the driveway, but does not have the money at the moment. Code Compliance Specialist Wise clarified that the Respondent has applied for a permit. Wesley Armstrong, Code Compliance Manager, explained the permit process takes approximately two months and suggested extending the compliance date.

Special Magistrate Pelletier extended the compliance date 60 days from 4/9/2025 for the Respondent to obtain a permit to repair the driveway.

#2. CERAMI / CASE NO. 25-01340 / 3269 SW HICKENLOOPER ST.

Code Compliance Specialist Charles Cerami read the Case Presentation and Staff's recommendations into the record. He indicated the open storage violation has been corrected. Code Compliance Specialist Cerami presented photos - of the roof in need of repair from storm damage in October 2024 - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Betty Noel and Denose Noel, who explained they filed a claim with their insurance company, received a certified letter and check dated 2/24/2025, and have contracted with a roofing company. They requested an extension of 60 to 90 days.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondents to come into compliance.

#3. MENDOZA / CASE NO. 24-08875 / 1873 SW AGNES ST.

Code Compliance Specialist Miguel Mendoza read the Case Presentation

and Staff's recommendations into the record. He presented photos - of the damaged driveway - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Oscar Sanchez, who explained he has a permit, was moving and carrying two mortgages, and has quotes to repair the driveway. He requested an extension of three to six months.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondent to come into compliance.

#5. MCNUTT/PLANCO / CASE NO. 24-00992 / 4967 NW FOXWORTH AVE

Code Compliance Specialist Erbie McNutt read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, failed culvert, and posted property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Angel Eli Nieves, who explained he has a permit and was trying to fix the driveway himself because he does not have the money. He requested an extension of five to six months. Code Compliance Specialist McNutt suggested an extension of 90 days and they will re-evaluate the progress at that time.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 and asked the Respondent to stay in touch with the City.

#7. WISE / CASE NO. 24-14993 / 836 SW MCCOMB AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the broken window, inoperative limosine with expired tag, and open storage - taken at the time of the inspections.

The Deputy City Clerk swore in Respondents Patricia Ray and Gary Ray, who explained the property is a rental and they are going through the eviction process. They stated they did not receive the notices, but have been working on the violations and need more time. Code Compliance Specialist Wise suggested an extension of 45 days.

Special Magistrate Pelletier granted an extension of 45 days from 4/9/2025 for the Respondents to come into compliance.

#10. WISE / CASE NO. 24-19055 / 1882 SW EFFLAND AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the roof with a moisture barrier - taken at the time of the inspections. He stated he has been in contact with the Respondents.

The Deputy City Clerk swore in Respondents Oun Sharry and Stephen Sharry, who explained they have been waiting on the roof contractor to complete the job, as one of the owners had passed away. They stated they are looking for another contractor to finish the roof as well as getting some legal advice. Code Compliance Specialist Wise recommended that the Respondents go to the Building Department to transfer the contractor's name on the permit and suggested an extension of 90 days.

Special Magistrate Pelletier granted an extension of 90 days from 4/9/2025 for the Respondents to come into compliance.

#11. WISE / CASE NO. 24-19058 / 1818 SW EFFLAND AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, inoperative Lexus and truck with expired tags, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Kishore John, who explained he has been cleaning up some and requested an extension of 30 days. Code Compliance Specialist Wise stated he spoke with the Respondent this morning and was told only the Lexus was remaining. Code Compliance Specialist Wise did not object to an extension of 30 days.

Special Magistrate Pelletier granted an extension of 30 days from 4/9/2025 for the Respondent to come into compliance.

#12. WISE / CASE NO. 24-19854 / 1528 SW CHARI AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, unmaintained fence, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Maxo Jacques, who explained everything has been cleaned up and the fence has been fixed. Code Compliance Specialist Wise stated he spoke with the Respondent a couple

of days ago and was told everything has been removed, but the fence was not repaired as he planned to replace the fence. Code Compliance Specialist Wise suggested keeping the compliance date and he will re-inspect the property.

Special Magistrate Pelletier ruled that the compliance date of 4/9/2025 will remain and if compliance is not achieved, another hearing will be held.

#16. WISE / CASE NO. 25-00584 / 974 SW JASLO AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, driveway extension without a permit, and posting of property - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Sergio Filipone, who explained everything has been taken care of, but he needs more time to remove the driveway extension and pull the permit. Code Compliance Specialist Wise stated Staff had no objection to an extension of 90 days to pull a permit and start the work on the driveway.

Special Magistrate Pelletier granted an extension of 90 days from the compliance date of 4/9/2025.

At this time, the Respondent inquired about pulling a permit for sod. Wesley Armstrong, Code Compliance Manager, went through the list of issues and spoke to the City right-of-way, culvert pipe, property line, setback, paved driveway, permitting and engineering, etc.

#17. WISE / CASE NO. 25-00765 / 1849 SW LOFGREN AVE

Code Compliance Specialist Brandon Wise read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged roof and unmaintained shed in the setback - taken at the time of the inspections. Code Compliance Specialist Wise indicated the owners have a permit and a contract with a roofing contractor.

The Deputy City Clerk swore in Respondents Alyda Higgins and Sean Higgins, who explained they are working with their insurance adjuster to get a check and requested more time. Code Compliance Specialist Wise stated Staff had no objection to an extension of 90 days.

Special Magistrate Pelletier granted an extension of 90 days from the compliance date of 4/9/2025.

9. Code Violations Special Requests

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

[2025-306](#)

#20. MENDOZA / CASE NO. 24-16561 / 1901 SW BEAUREGARD ST

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the open storage, high grass and weeds, unmaintained fence, broken window, mold and mildew on structure of home, broken screen, and inoperative vehicle - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Abdelhameed Abdelhameed, who explained he has been out of the country and is currently working on the violations. He requested more time to repair the screen/pool enclosure. Code Compliance Specialist Mendoza noted this case has been open since September 20, 2024. Aaron Biehl, Code Compliance Supervisor, recommended keeping the current compliance date, so the City can verify if the pool is secured or unsecured. He stated if the pool is not secured and considered a safety issue, he would like to request permission for the City to secure the pool.

Special Magistrate Pelletier stated if the Respondent does not secure the pool by 4/9/2025, the City is authorized to secure the pool at the Respondent's expense. She also granted the City authorization under Florida Statute to cut the grass if need be.

#21. MENDOZA / CASE NO. 24-17575 / 2526 SW DAWN ST

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the unmaintained structure and fence, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Pelletier stated that Respondents Daniel Rivera and Hector Rivera are ordered to comply with the cited provisions of the City of Port St. Lucie Code by 4/9/2025. If not in compliance by that date, a hearing be held to determine a fine to be imposed against the subject property. In addition, if the Respondents fail to comply by 4/9/2025, the City is authorized, pursuant to Section 162.08(5) of Florida Statutes to enter upon the property to bring the property into compliance, specifically to cut and maintain the high grass and weeds. The cost of which will be charged to the Respondent at a later hearing.

#22. MENDOZA / CASE NO. 25-00257 / 2611 SW CAMEO BLVD

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the mold and mildew, high grass and weeds, and posting of property - taken at the time of the inspections.

Special Magistrate Pelletier stated that Respondent Erik Planet is ordered to comply with the cited provisions of the City of Port St. Lucie Code by 4/9/2025. If not in compliance by that date, a hearing be held to determine the fine to be imposed against the subject property. In addition, if the Respondent fails to comply by 4/9/2025, the City is authorized, pursuant to Section 162.08(5) of Florida Statutes to enter upon the property to bring the property into compliance, specifically to cut and maintain the high grass and weeds. The cost of which will be charged to the Respondent at a later hearing.

10. Certification of Fines**10.a** Hear Certification of Fines Cases and Approve the Staff Recommendation[2025-307](#)**#24. KASHATUS / CASE NO. 24-13210 / 674 SE STARFISH AVE**

Code Compliance Specialist Jeremy Kashatus read the Case Presentation and Staff's recommendations into the record. He presented photos - of the damaged driveway, overgrowth, mildew on exterior surfaces, failed culvert pipe, posting of property, unmaintained pool and fence - taken at the time of the inspections. He indicated the owner had applied for the SHIP program and was accepted, but was then disqualified and the violations still exist as of 3/27/2025.

The Deputy City Clerk swore in Respondents Aileen Palmer and Lynson Duane Charlton, who explained the trees have been cut and the pool has been secured. They stated they are currently looking for funds to make repairs as there was an issue with the SHIP program, but they are trying to get into compliance.

Aaron Biehl, Code Compliance Supervisor, noted this was the certification hearing and it did not sound like they were moving towards compliance even with an extension. He recommended certifying the fine and then have the Respondents come back for a modification of the lien if need be.

Code Compliance Specialist Kashatus and Staff discussed the remaining violations since the last inspection of 3/27/2025. Wesley Armstrong, Code Compliance Manager, discussed the SHIP program and stated the

Respondent should be able to apply next time.

Special Magistrate Pelletier certified the fine and stated if the Respondent comes into compliance, they can come back to have the lien modified. Mr. Biehl clarified that the fine was based on \$150.00/day, up to a maximum of \$15,000, which started from the compliance date of 8/14/2024, so it has reached the maximum at this time. He indicated the City will have to start the process over, re-notify, and come back with a new case. Mr. Biehl noted that City administrative costs will also be included with the fine.

#27. MENDOZA / CASE NO. 24-07544 / 268 SW CRESCENT AVE

Code Compliance Specialist Miguel Mendoza read the Case Presentation and Staff's recommendations into the record. He presented photos - of the mold and mildew, high grass and weeds, open storage, and posting of property - taken at the time of the 3/27/2025 inspection. Code Compliance Specialist Mendoza suggested certifying the fines, as the case was opened in April 2024.

The Deputy City Clerk swore in Respondent Jerald Andrew Lockhart, who explained he cleaned the mold/mildew and most of the open storage has been removed. He stated he should be finished next week. Code Compliance Specialist Mendoza recommended certifying the fines until re-inspection, and if the Respondent is in compliance, they can close or modify the case.

Special Magistrate Pelletier certified the fines of \$75.00/day, up to a maximum of \$7,500, in addition to \$411 in administrative costs to the City.

11. Certification of Fines Special Requests

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

[2025-308](#)

There were no Certification of Fines Special Requests to be heard.

12. How Parties are Notified

Rachel Dieujuste, NSD Associate, 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 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 was completed in the same manner as if the card was returned unclaimed as stated above. Any 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

Ms. Dieujuste asked that the City Clerk enter the cases into the record and inquired if Special Magistrate Pelletier had any questions regarding the cases where the party was not present, to which Special Magistrate Pelletier responded in the negative.

Project Coordinator Brown read the case(s) without a party present into the record:

CODE VIOLATIONS:

#24-18934 - 1575 SW Silver Ln
#25-01111 - 1866 SW Davis St
#24-17422 - 3821 SW Kober Rd
#24-17701 - 4150 SW Alice St
#25-00019 - 1033 SW Janar Ave
#25-00471 - 3802 SW Daisy St
#25-00475 - 630 SW McComb Ave
#25-00773 - 858 SW Jaslo Ave
#25-02078 - 661 SW Sardinia Ave

CERTIFICATION OF FINES:

#24-15715 - 4486 SW Cacao St
#24-17831 - 1402 SE Navajo Ln
#24-17858 - 1873 SW Cycle St

14. Public to be Heard

There were no comments from the public.

15. Adjourn

There being no further business, the hearing was adjourned at 10:47 AM.

Traci Mehl, Deputy City Clerk



Agenda Summary

2025-528

Agenda Date: 6/4/2025

Agenda Item No.: 8.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-01272	Francisco Gonzalez & Jasmine Marie Gonzalez	3117 SW Fambrough St
	Cerami	25-01273	Roberto Lara & Roberto Lara Abreu : Mariela Santos Chamosa	3126 SW Fambrough St
	Cerami	25-03576	Aysmel Aguasvivas Velazquez & Edwin Otoniel Molina	1818 SW Elijah Ave
	Kashatus	25-03319	Ian Short & Lynne Short	113 SW Wind Cir
	Kashatus	25-04031	Raymond Torres Jr	336 SW Millard Dr
	Kashatus	25-04033	Dukens Louissant Mustiva & Sherley Joseph	572 SW Millard Dr
	Kashatus	25-04600	Kamla Janowitz	541 SW Rabbit Ave
	Kashatus	25-04817	SRP SUB LLC	508 SW Laconic Ave
	Kashatus	25-04946	2019-1 IH BORROWER LP	1584 SW Paar Dr
	Kashatus	25-05567	Quoc Trong Nguyen (TR) & Huong Lan Nguyen (TR)	548 SW Undallo Rd
	McNutt	24-16696	Alfred D Stebbins	2271 SW Almansa Ave
	McNutt	25-04929	Persad Bassie & Violet Bassie	2209 SW Gray Beal Ave
	McNutt	25-04943	James Shadowen & Ligia Texier	2198 SW Tampico St
	McNutt	25-04947	Bradley G Woessner & Katelyn M Woessner	2389 SW Caballero St
	McNutt	25-04954	Joshua D Priest & E Karina Priest	1971 SW Yellowtail Ave
	McNutt	25-04960	Teddy W Worrell	1995 SW Logwood Rd
	McNutt	25-05566	Mar Del Sur Trading Corporation	2217 SW Halissee St
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly Ave
	Mendoza	25-04360	Catherine M Garrett & Edward Garrett	854 SW Andrew RD
	Mendoza	25-04361	Dannie C Lee	861 SW Andrew Rd

	Mendoza	25-04456	FKH SFR PROPCO A LP	1992 SW Sunglow St
	Mendoza	25-04558	Melissa N DeFrancesco	1108 SW Estaugh Ave
	Mendoza	25-04576	Sebastian Walsh	1991 SW Dorado Ln
	Mendoza	25-04693	Merwise Ford & France Joseph	642 SW Sansom LN
	Mendoza	25-04990	Mitchel Kunish & Michael Allen Coyle Jr	1882 SW Lennox St
	Mendoza	25-05425	Francis Fleurant	2067 SW Americana St
	Mendoza	25-05499	Sonia Mason (LF EST)	2272 SW Plymouth St
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle St
	Mendoza	25-06601	Jesus Munoz Trejo	1481 SW Oriole Ln
	Polanco	25-03952	Leila Azzi	6041 NW Winfield Dr
	Polanco	25-04292	Patrick Morris & Dennise Morris	6135 NW Ginger Ln
	Polanco	25-04526	Joane Philippe & Gilbert Philippe	5381 NW Dell Ct
	Polanco	25-04803	Angel Miguel Lopez Rosa	6417 NW Friendly Cir
	Polanco	25-05071	Loretta P Carter & Florence M Parish	5189 NW Milner Dr
	Wise	25-00296	Theodore Stradling III	3917 SW Helmlinger St
	Wise	25-03251	Gustavo Alvarado & Danny Xiomara Rubi Ortiz	1085 SW Liberty Ave
	Wise	25-03394	David E Miller	3950 SW Jarmer Rd
	Wise	25-03520	Steven C Reader	879 SW Thrift Ave
	Wise	25-04066	Justin Stephen O'Donnell & Marielena O'Donnell	3709 SW Haines St
	Wise	25-04071	Martha K Dimeo	1450 SW Glastonberry Ave
	Wise	25-04072	Katherine L McIntire	1458 SW Glastonberry Ave
	Wise	25-04079	Mark Patton & Olivia Patton	3698 SW Foremost Dr
	Wise	25-04088	Alicia Calzado	3641 SW Dellamano St
	Wise	25-04090	Jorge R Hernandez	3601 SW Dellamano St
	Wise	25-04169	Shaquanda Nashae Daniels & Rontavious Tyrell Boldin	4082 SW Haycroft St
	Wise	25-04241	KR&P Trucking, LLC	3822 SW Savona Blvd

	Wise	25-04511	Jamesley Jean Louis & Lovely Pierre	3543 SW Rosser Blvd
	Wise	25-04545	Jonathan Anderson & Schylar Anderson	1063 SW McCoy Ave
	Wise	25-04597	Bendjy Saint-Louis	3533 SW Rosardo St
	Wise	25-04619	Gregory T Bunting	1550 SW Bermel Ave
	Wise	25-04724	IH6 Property Florida LP	1782 SW Lofgren Ave
	Wise	25-04888	Charles R Field	4091 SW Carlile St
	Wise	25-05014	Richard Orion Falaro & Kimberly Nicole Bygrave : Kimberly Nicole Falaro	3743 SW Port St Lucie Blvd
	Wise	25-05048	Steven G Gieseler	554 SW Halden Ave
	Wise	25-05079	Cheryl Brown	3843 SW Kolsted St
	Wise	25-05311	Victor Mijaries & Bertha A Alvarez	471 SW Laird Ave
	Wise	25-05337	Claudius Taylor Jr & Magrieta Taylor	1226 SW Hunnicut Ave
	Wise	25-05417	John D Solari	1074 SW Spataro Ave
	Wise	25-05421	Gerald Simmons Jr & Timothy Simmons	1066 SW Spataro Ave

Code Violations

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	25-01272	Francisco Gonzalez & Jasmine Marie Gonzalez	3117 SW Fambrough St
	Cerami	25-01273	Roberto Lara & Roberto Lara Abreu : Mariela Santos Chamosa	3126 SW Fambrough St
	Cerami	25-03576	Aysmel Aguasvivas Velazquez & Edwin Otoniel Molina	1818 SW Elijah Ave
	Kashatus	25-04817	SRP SUB LLC	508 SW Laconic Ave
	McNutt	24-17479	Khareen J Brooks & Maxine Brooks	2102 SW Biella Ave
	McNutt	25-04960	Teddy W Worrell	1995 SW Logwood Rd
	Mendoza	25-00438	Duronel B Loute	2002 SW Kimberly Ave
	Mendoza	25-04361	Dannie C Lee	861 SW Andrew Rd
	Mendoza	25-04558	Melissa N DeFrancesco	1108 SW Estaugh Ave
	Mendoza	25-04576	Sebastian Walsh	1991 SW Dorado Ln
	Mendoza	25-04990	Mitchel Kunish & Michael Allen Coyle Jr	1882 SW Lennox St
	Mendoza	25-05991	Shelanda Green	1873 SW Cycle St
	Polanco	25-04803	Angel Miguel Lopez Rosa	6417 NW Friendly Cir
	Polanco	25-05071	Loretta P Carter & Florence M Parish	5189 NW Milner Dr
	Wise	25-03394	David E Miller	3950 SW Jarmer Rd
	Wise	25-04071	Martha K Dimeo	1450 SW Glastonberry Ave
	Wise	25-04169	Shaquanda Nashae Daniels & Rontavious Tyrell Boldin	4082 SW Haycroft St
	Wise	25-04241	KR&P Trucking, LLC	3822 SW Savona Blvd
	Wise	25-04597	Bendjy Saint-Louis	3533 SW Rosardo St
	Wise	25-04888	Charles R Field	4091 SW Carlile St
	Wise	25-05079	Cheryl Brown	3843 SW Kolsted St

	Wise	25-05417	John D Solari	1074 SW Spataro Ave
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Agenda Summary

2025-529

Agenda Date: 6/4/2025

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Motion / Vote

Hear Code Violations Special Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Find that the properties are in violation of the City Code and approve the compliance date as requested.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Find that the properties are in violation of the City Code and approve the compliance date as requested.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	23-15921	Lions Den Holdings LLC	3597 SW San Miguel St
	McNutt	24-17479	Khareen J Brooks & Maxine Brooks	2102 SW Biella Ave
	Wise	25-06457	Kim Lay & Susan Tran	3849 SW McKim St

Code Violations Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	23-15921	Lions Den Holdings LLC	3597 SW San Miguel St
	Wise	25-06457	Kim Lay & Susan Tran	3849 SW McKim St



Agenda Summary

2025-530

Agenda Date: 6/4/2025

Agenda Item No.: 10.a

Placement: New Business

Action Requested: Motion / Vote

Hear Certification of Fines Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Cerami	24-18934	Edward P Darling	1575 SW Silver Ln
	Kashatus	24-15003	David Marques & Kristin Marques	1651 SE Mistletoe St
	Mendoza	24-12828	Daniel Diloranzo	874 SW Del Rio Blvd
	Mendoza	24-16561	Abdelhameed I Abdelhameed & Angela C Adbelhameed	1901 SW Beauregard St
	Mendoza	24-17575	Daniel D Rivera & Hector Rivera	2526 SW Dawn St
	Mendoza	25-00257	Erik Planet	2611 SW Cameo Blvd
	Mendoza	25-00312	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd Ave
	Mendoza	25-01111	Stephen Swanson (EST) & Judith Swanson (EST)	1866 SW Davis St
	Wise	24-17422	Onel J Barthelemy & Sheldia Barthelemy	3821 SW Kober Rd
	Wise	24-17701	Lancey Daley	4150 SW Alice St
	Wise	24-18753	Albert Estopinal	825 SW Thrift Ave
	Wise	25-00773	Iran Martinez Hernandez & Dayamit Duran Naveira	858 SW Jaslo Ave

Certification of Fines

#	Code Officer	Case No.	Respondent(s)	Respondent Address
	Kashatus	24-15003	David Marques & Kristin Marques	1651 SE Mistletoe St
	Mendoza	24-12828	Daniel Dilorenzo	874 SW Del Rio Blvd
	Mendoza	24-16561	Abdelhameed I Abdelhameed & Angela C Adbelhameed	1901 SW Beauregard St
	Mendoza	24-17575	Daniel D Rivera & Hector Rivera	2526 SW Dawn St
	Mendoza	25-00257	Erik Planet	2611 SW Cameo Blvd
	Mendoza	25-00312	MARSHALL PROPERTY HOLDINGS LLC	365 SW Todd Ave
	Wise	24-17422	Onel J Barthelemy & Shelda Barthelemy	3821 SW Kober Rd
	Wise	24-17701	Lancey Daley	4150 SW Alice St
	Wise	24-18753	Albert Estopinal	825 SW Thrift Ave
	Wise	25-00773	Iran Martinez Hernandez & Dayamit Duran Naveira	858 SW Jaslo Ave



Agenda Summary

2025-531

Agenda Date: 6/4/2025

Agenda Item No.: 11.a

Placement: New Business

Action Requested: Motion / Vote

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

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Certify the lien, daily fine and administrative charges on the property.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Certify the lien, daily fine and administrative charges on the property.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Certification of Fines Special Requests

#	Code Officer	Case No.	Respondent(s)	Respondent Address

Next Magistrate Hearing –June 11, 2025 SM Pelletier

Note: This agenda is subject to change daily and may also have deletions prior to the scheduled hearing date



Agenda Summary

2025-548

Agenda Date: 6/4/2025

Agenda Item No.: 12.a

Placement: New Business

Action Requested: Motion / Vote

Hear Modifications Requests Cases and Approve the Staff Recommendation

Submitted By: Sara Brown, Project Coordinator, NSD.

Strategic Plan Link: The City's Goal of safe, clean, and beautiful.

Presentation Information: For cases where a party is present, the Code Compliance Officer will present their case findings and then an opportunity for the party present to testify will be given.

Staff Recommendation: Move that the Council Approves the modified lien amount.

Alternate Recommendations:

1. Move that the Council amend the recommendation and Approves the modified lien amount.
2. Move that the Council not certify or approve the presented case and provide staff direction.

Background: The Special Magistrate is an attorney and member of the Florida Bar who is appointed by the City Council to preside over code enforcement matters. The Special Magistrate has the jurisdiction and authority to hear and decide alleged violations and exercise the powers of a Code Enforcement Board as provided in chapter 162, Florida Statutes.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Violation: N/A

Attachments: To be provided after the hearing.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Modification Requests

#	Division	Case No.	Respondent(s)	Respondent Address
	Rojas	24-31525-BL	Antywan E Braynt and Tamika Brown	364 NW Hibiscus St
	Rojas	24-11097	M and J Property Solutions LLC	2101 SE Holland St