

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

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

Wednesday, September 10, 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 Keith Davis on September 10, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Sara Brown, Neighborhood Services Department Project Coordinator

Aaron Biehl, Code Compliance Supervisor

Wesley Armstrong, Code Compliance Manager

Roque Gomez, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Anastatia Diaz, Code Compliance Officer

Michael Dickerson, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Juan Armendarez, Code Compliance Officer

Carlloyd Rose, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Yaniz Wyckoff, Police Officer

Daisy Ruiz, Deputy City Clerk

2. Pledge of Allegiance

The Special Magistrate 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 the City Staff and Code Compliance Officers.

4. Approval of Minutes

4.a Hear Approval of Minutes for 7/16/2025 Cases and Approve
the Staff Recommendation

[2025-830](#)

There being no corrections, the Special Magistrate approved the July 16, 2025, Special Magistrate Hearing minutes.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services Department Project Coordinator, announced that the following cases were postponed:

Case #: Address:
25-08541 1702 SW Cameo Blvd.

Ms. Brown advised that the following cases were late abatements:

Case #: Address:
25-05723 11600 SW Village Pkwy.
25-09672 338 SW Tulip Blvd.
25-10338 1902 SW Cameo Blvd.
25-12063 1737 SW Cycle St.

6. Approval of Agenda

The Special Magistrate approved the amended agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 14.a.

8. Code Violations

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

[2025-832](#)

DICKERSON 25-08625 1698 SE SOUTH NIEMEYER CIR.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff’s recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Jeff Biegun. Attorney Ryan Wynne requested additional time to apply for a variance.

Code Officer Dickerson indicated he had no objection to the Respondent’s request.

The Special Magistrate found proper notice, based on the testimony and evidence and continued the case until January 9, 2026.

DICKERSON 23-01218 1601 SE VILLAGE GREEN DR.

Code Compliance Officer Michael Dickerson, previously sworn, read the

case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

Attorney Ryan Wynne requested additional time to complete the fencing work needed. The Respondent, Jeff Biegun, advised that his new contractor would be able to initiate the installation within 30 days after receiving the permit from the City.

Wesley Armstrong, Code Manager, indicated he had no objection to the Respondent's continuance request.

The Special Magistrate found that proper notice was given, based on the testimony and evidence, and continued the case until January 14, 2026.

HUCKSTABLE 25-09162

2298 SE AVALON RD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Property Manager, Lou Forges. He explained that the previous lawn maintenance person was not correcting the violation and recently accepted a new contract. The new lawn maintenance company will be trimming all sides of the lot but will not be able to finish the job until next week. Mr. Forges requested additional time to have the new company finish up the job.

The Special Magistrate found that the City had proper notice, and based on the evidence and testimony, the property remained in violation as cited. He found that the violation constitutes a threat to the public, health, safety and welfare and accepted the City's recommendation and required a compliance date no later than September 25, 2025. If the case is not complied with by September 25, 2025, the City is authorized to enter the property and abate the violation.

DICKERSON 25-09785

1981 SE PORT ST LUCIE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Alex Pedrone. He explained they bought the building three years ago and that they had been working on complying with some internal building violations. Mr. Pedrone stated they were now working on the exterior of the building and requested a continuation of 90 days.

Manager Armstrong stated they had no objection to the continuance and requested that the stop sign be installed as soon as possible due to the safety issue.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of December 10, 2025, with the condition that the Respondent provide the City with confirmation of when the stop sign and handicap signs are installed as soon as they have been fabricated and delivered to the Respondent.

DICKERSON 25-09719 1025 SE PORT ST. LUICE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Store Manager, Darren Wobble. He explained that the irrigation systems well had failed after repair. He noted that they were considering connecting to the City utility. He requested a 90-day extension.

Code Officer Dickerson indicated he had no objection to the extension.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited. He provided a new compliance date of December 10, 2025.

HERZOG 25-09233 271 SW AUBUDON AVE.

Code Compliance Officer Juan Armendarez, previously sworn, read the case presentation and the staff's recommendation into the record. Code Compliance Officer Tyler Herzog presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent,

Diana Maria St. Fort. She indicated she was currently in litigation.

The Special Magistrate noted the bad shape of the tarp and requested that the Respondent replace the tarp soon.

Ms. St. Fort indicated the vehicle was previously towed and was no longer on the property. She indicated the van’s tire was refilled.

Code Compliance Officer Herzog requested that the Respondent repair the tire, as he was advised there was a nail in the tire, to avoid the recurring issue.

The Special Magistrate asked the Respondent to permanently repair the tire and have the City come out to do an inspection once the tire has been fully repaired.

Ms. St. Fort stated she would place the washer in the garage until the day prior to her bulk waste pickup date.

The Special Magistrate inquired about the roof, to which Ms. St. Fort indicated she would need time concerning the roof.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation and provided a new compliance date for December 10, 2025, with the condition that the Respondent repair the tire and move the washer by this week.

9. Code Violations Special Requests

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

[2025-833](#)

DICKERSON 25-10654 0 TBD PARCEL ID:4435-801-0012-000-4

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and the staff’s recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

HUCKSTABLE 25-009986 1834 SW DAY STREET

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

MENDOZA 25-13278 1042 SW DEL RIO BLVD.

Code Compliance Officer Miguel Mendoza, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

ROSE 25-13440 1994 SW GUERNSEY ST.

Code Compliance Officer Carlloyd Rose, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that all the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City by tomorrow and authorized the City to abate the violations and assess the costs.

WILLIAMS 25-13374 190 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection showing the subject

property and explained his findings.

The Special Magistrate noted that the Respondent was not present and found proper notice based on the testimony. He found the property remained in violation as cited and found that the violation constitutes a threat to the public, health, safety, and welfare, and granted all the relief requested by the City.

(Clerk’s Note: Item 15 was heard after this item.)

10. Vacant Lot Violations

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

[2025-834](#)

HUCKSTABLE 25-11325 1834 SW PENROSE AVE.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and staff’s recommendation into the record. She presented the photos that were taken of the inspection showing the subject property and explained her findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Demetrios and Pauline Tsamis, who appeared via Zoom. Mr. Tsamis explained that they lived in North Carolina and that the property was currently under contract to be sold. He stated that the buyer/builder planned to clear the lot after the closing date. Mr. Tsamis indicated that the sale would be final no later than the first week of October.

The Special Magistrate inquired if the City wished to abate the violation, to which Code Officer Huckstable responded in the affirmative and indicated the City was not opposed to a 30-day extension.

The Special Magistrate found proper notice, based on the testimony and evidence presented, and he found the property remained in violation as cited and found that the violation constitutes a threat to public health, safety, and welfare. He provided the Respondents until October 8, 2025, to cure the violation, and after October 8, 2025, he authorized the City to enter the property, abate the violation, and assess the costs.

11. Certification of Fines

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

[2025-835](#)

DIAZ 24-19376 3225 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Anastatia Diaz, previously sworn, read the case presentation and the staff's recommendation into the record. She presented the photos that were taken of the inspection, showing the subject property, and explained her investigation findings.

Attorney Robert Raynes, Gunster Law Firm, was present on behalf of the Respondent. He acknowledged the City Staff regarding their cooperation in this violation. Attorney Raynes indicated that the lights had been replaced; however, it was later discovered that there may be an electrical issue. He requested a 30-day extension.

The Special Magistrate found proper notice and granted a 30-day continuance, of October 15, 2025.

(Clerk's Note: Item 8.a was heard after this item.)

12. Certification of Fines Special Requests

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

[2025-836](#)

(Clerk's Note: There were no cases heard under this section.)

13. Vacant Lot Certification of Fines

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

[2025-837](#)

(Clerk's Note: There were no cases heard under this section.)

14. Solid Waste Certification of Fines

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

[2025-831](#)

Gomez 25-09231 2462 SE LAKEWOOD ST.

Code Compliance Officer Roque Gomez, previously sworn, read the case presentation and the staff's recommendation into the record. He presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Yamelis Santa Maria. She advised that she was unaware of the bulk waste pick-up date. The Respondent indicated she did not feel she was in violation for the bulk waste and requested that the violation be dismissed or have the fine be reduced.

The Special Magistrate found proper notice based on the testimony and evidence, concluding that the violation existed. He imposed a \$147 fine and waived the \$411 administrative fee costs. The Special Magistrate provided the Respondent with 30 days to pay the \$147 fine.

Ms. Brown stated that 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 Solid Waste Department. The Special Magistrate indicated he found proper notice.

(Clerk's Note: Item 10.a was heard after this item.)

15. How Parties are Notified

(Clerk's Note: This item was heard after Item 9.a.)

Ms. Brown stated that 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 Special Magistrate indicated he found proper notice.

16. Introduction of Cases Without Parties Present

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

Solid Waste:

25-09915 6125 NW Ginger Lane

Vacant Lot Violations:

25-09754 1104 SE Port St. Lucie Blvd.
25-11035 2056 SE June Park Dr.
25-09686 120 SW Brandon Ave.
25-10733 274 SW Bedford Rd.
25-11440 1012 SW Jacqueline Ave.
25-02978 166 SE Port St. Lucie Blvd.
25-12441 1056 SW Paar Dr.
25-12497 1486 SW Bartell Ave.
25-10795 525 SW Millard Dr.
25-11172 273 SW Pisces Ter.
25-11303 1538 SW Kosnar Ave.
25-11647 1681 SE Aires Ln.
25-11866 4522 SW Hallmark St.
25-12365 2167 SE Glenrock Ter.

Certification of Fines

24-19365 991 SW Versailles Ave.
24-14495 1714 SE Clearmont St.

Vacant Lot Certification of Fines

25-01554 373 SW Film Ave.

17. Public to be Heard

No one signed up to speak during this portion of the agenda.

18. Adjourn

There being no further business, the meeting was adjourned at 10:58 a.m.

Daisy Ruiz, Deputy City Clerk