

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, October 2, 2024

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. on October 2, 2024, 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
Mariama Lindo, Code Compliance Standards Associate
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Rachel Knaggs, Code Compliance Officer
Anastatia Diaz, Code Compliance Specialist
Nicolette Capp, Code Compliance Specialist
Charles Cerami, Code Compliance Specialist
Roque Gomez, Code Compliance Specialist
Tyler Herzog, Code Compliance Specialist
Spencer Scott, 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 for 9/4/2024 Cases and Approve
the Staff Recommendation

[2024-990](#)

Special Magistrate Pelletier approved the minutes of September 4, 2024,
as submitted.

5. Late Abatements and/or Postponements

Code Compliance Standards Associate Lindo indicated that case 24-07709 was

postponed.

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

[2024-991](#)

3. DIAZ / CASE NO. 24-12262 / 2291 SW PIGEON TER

Code Compliance Specialist Diaz 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 Danielle Anastasia, who informed that the boat was registered with the US Coast Guard, but it was not being used in Florida waters. She added that since the boat was not being utilized in the water, it did not need to be registered. Code Compliance Specialist Knaggs advised that Florida State Statutes were different from City Ordinances and that the City required the boat to be registered.

The Special Magistrate inquired as to whether there was additional open storage on the property other than the boat, to which Code Compliance Specialist Knaggs responded in the affirmative.

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 November 2, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411.

6. GOMEZ / CASE NO. 24-14192 / 3174 SW ARMUCHER ST

Code Compliance Specialist Gomez 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's last name was inaudible.) The Deputy City Clerk swore in Respondent Shawn, who stated that the co-owner did

not inform him of the violations and requested an extension.

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 November 2, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$25 for every day the violation continues after the compliance deadline, not to exceed \$2,500, as well as the City's administrative cost in the amount of \$411.

7. HERZOG / CASE NO. 24-05221 / 2038 SE WEST DUNBROOKE CIR

Code Compliance Specialist 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 Deputy City Clerk swore in Respondent Michael G. Pizzarelli and Anthony Pizzarelli, who explained that they added pavers to avoid a muddy situation, but they were removable.

Aaron Biehl, Code Compliance Supervisor explained that the Respondent applied for a variance, but that it was denied. He added that they could either obtain a permit and widen the driveway or remove the paving stones and install sod.

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 November 2, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411.

9. Code Violations Special Requests

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

[2024-992](#)

9. CAP / CASE NO. 24-14581 / 2582 SW MCDONALD ST

Code Compliance Specialist Cap 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.)

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 October 9, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411. If not in compliance by October 9, 2024, 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. CERAMI / CASE NO. 24-13234 / 1420 SW DIMPERIO AVE

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.)

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 October 9, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411. If not in compliance by October 9, 2024, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

11. DIAZ / CASE NO. 24-09437/ 1173 SW GARDENA AVE

Code Compliance Specialist Diaz 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.)

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 October 9, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$25 for every day the violation continues after the compliance deadline, not to exceed \$2,500, as well as the City's administrative cost in the amount of \$411. If not in compliance by October 9, 2024, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring

the property into compliance.

12. DIAZ / CASE NO. 24-11660 / 991 SW SULTON DR

Code Compliance Specialist Diaz 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.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation and she granted relief requested by the City including any abatements to correct the violations. The Special Magistrate ordered a compliance date of October 9, 2024.

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 October 9, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$75 for every day the violation continues after the compliance deadline, not to exceed \$7,500, as well as the City's administrative cost in the amount of \$411. If not in compliance by October 9, 2024, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance.

13. GOMEZ / CASE NO. 24-11451 / 1692 SW BOYKIN AVE

Code Compliance Specialist Diaz 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.)

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 October 9, 2024. She stated that she would accept the City's recommendation and assess a daily fine in the amount of \$25 for every day the violation continues after the compliance deadline, not to exceed \$2,500, as well as the City's administrative cost in the amount of \$411. If not in compliance by October 9, 2024, 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

[2024-993](#)

(Clerk's Note: There was nothing heard under this item.)

11. How Parties are Notified

Code Compliance Standards Associate Lindo 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. Ms. Lindo 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.

12. Introduction of Cases Without Parties Present

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

13. Public to be Heard

There were no public comments to be heard.

14. Adjourn

There being no further business, the meeting was adjourned at 10:06 a.m.

Jasmin De Freese, Deputy City Clerk

Typed By: Calleigh Nazario, City Clerk Administrator