

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Draft

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

Wednesday, May 7, 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 May 7, 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

Rachel Francios Dieujuste, Neighborhood Services Code Compliance Standards Associate

Sara Brown, Neighborhood Services Department Project Coordinator

Camille Wallace, Deputy Director of the Neighborhood Services Department

Evelyn Rojas, Lien Services, Finance

Aaron Biehl, Code Compliance Supervisor

Wesley Armstrong, Code Compliance Supervisor

Rachel Knaggs, Code Compliance Officer

Hamlet Polanco, Code Compliance Officer

Jeremy Kashatus, Code Compliance Officer

Charles Cerami, Code Compliance Officer

Miguel Mendoza, Code Compliance Officer

Brandon Wise, Code Compliance Officer

Alyssa Lunin, Senior 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 3/12/2025 and 4/9/2025 Cases
and Approve the Staff Recommendation

[2025-422](#)

There being no corrections, the Special Magistrate approved the March 12, 2025, and April 9, 2025, Special Magistrate Hearing minutes.

5. Late Abatements and/or Postponements

Rachel Francios Dieujuste, NSD Code Compliance Standards Associate, announced that the following cases were postponed:

Case #:	Address:
24-13943	1655 SW Escobar Ln.
24-13334	5773 NW Cotton Ln.
25-03662	5418 NW Bolin St.
23-14895	1766 SE Aires Ln.

Ms. Francios Dieujuste advised that the following cases were late abatements:

Case #:	Address:
25-04442	1066 SW Cornelia Ave.
25-05007	991 SW Sultan Dr.
25-00036	562 SW Bouy Ave.
25-02118	3516 SW Hale St.
24-03036	597 NW Fairfax Ave.

6. Approval of Agenda

The Special Magistrate approved the amended agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 12 and 13 at this time.

8. Code Violations

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

[2025-423](#)

CERAMI 25-03554 1833 SW CAPEHART AVENUE

Code Compliance Officer Charles Cerami, 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 investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Arnold Haughton. He explained that there was a dispute with his insurance company and the roofing company; he stated they were working on resolving the issue to move forward with the repair of his roof. The Special Magistrate inquired if the case was pending litigation, which Mr. Haughton

denied.

The Special Magistrate continued the case until August 13, 2025.

MENDOZA 24-17912 2413 SW FALCON CIRCLE

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 investigation findings. Compliance Officer Mendoza noted the removal of Violation Section 158.211, Storage or Accumulation of Materials, Refuse, and Waste Materials Prohibited.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Eric and Laurie Kunzman. Mr. Kunzman explained they were waiting on quotes and their finances to be able to complete the job. Mrs. Kunzman expressed concern over her neighbor's culvert condition, which would impact her future culvert repairs.

The Special Magistrate noted that the neighbor at 2417 SW Falcon was listed on the agenda.

Mrs. Kunzman stated that she understood she had a year to complete the repairs after retaining the permit.

The Special Magistrate inquired if the expiration was coming to an end on the permit issued last year by the Respondents, to which Wesley Armstrong, Code Compliance Supervisor, advised that he had not seen the permit in question. He noted that even though a permit was requested, they normally ask that the Respondent provide some movement, such as a signed contract or a future repair date. Supervisor Armstrong added that the Code Compliance proceedings do not halt based on the Respondents being issued a permit. The Special Magistrate asked the Respondents if they had a contractor in place, to which they responded in the negative.

Mr. Kunzman inquired what was the need for repair if the water flowed through the culvert. Supervisor Armstrong advised that the white pipe was unpermitted and not allowed per City Code. Compliance Officer Mendoza noted that Public Works inspected the PVC Pipe and found that water was not flowing through the pipe.

The Special Magistrate asked the Respondents when they anticipated entering a contract for the culvert repairs, to which Mr. Kunzman responded that it would be in a month. He inquired how long it would take

to start the job, to which Mr. Kunzman replied that they anticipated the work to start in about a month and a half. The Special Magistrate questioned Mr. Kunzman on how long it would take to complete the culvert repairs, to which he estimated about a week to complete.

The Special Magistrate asked if there was a 90-day compliance date, would that be sufficient, to which Supervisor Armstrong explained that if the Respondents obtained a signed contract with a vendor, they will work with the Respondents.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation Section 41.08(G) (1) Exterior Property Areas – Swale and Culvert Unmaintained and found that the Respondents have complied with violation Section 158.211 – Storage or Accumulation of Materials, Refuse, and Waste Materials Prohibited and gave a compliance date for August 16, 2025.

MENDOZA 25-00708 2298 SW FRANKLIN STREET

Code Compliance Officer Miguel Mendoza, 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 investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Anthony Couluris. He requested a continuance for a week, to which the Special Magistrate provided a 30-day 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 June 18, 2025.

CERAMI 25-03555 1826 SW CAPEHART AVENUE

Code Compliance Officer Charles Cerami, 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, Kelly Forbes. She stated a case was pending under litigation, and mediation was scheduled.

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 August 16, 2025.

KASHATUS 25-03786 1237 SW EDINBURGH DRIVE

Code Compliance Officer Jeremy Kashatus, previously sworn, read the case presentation and the staff's recommendation into the record. He announced that the following violations were abated: Section 41.10(B) Exterior Structure, Exterior of Structure in Need of Maintenance, and Section 154.05(C) Responsibility, Overgrowth. Compliance Officer Kashatus presented the photos that were taken of the inspection, showing the subject property, and explained his investigation findings.

The Special Magistrate inquired if there would be a need to pull a permit to repair the fence, to which the Compliance Officer opined that there would be a need to replace the entire fence.

The Deputy City Clerk provided the Oath of Testimony to the Respondents, Kristina and Pamela Mesadieu. Ms. Kristina Mesadieu indicated that her father recently passed away and she was working on providing maintenance on the property. She requested additional time to work towards compliance. Compliance Officer Kashatus advised that he was not opposed to continuance so long as the pending violations are being worked on.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation of Section 41.08 (B), Exterior Property Areas, High Grass and Weeds over 12 inches and Section 41.08 (D), Exterior Property Areas, Unmaintained Accessory Structures. He provided a new compliance date for June 27, 2025.

MCNUTT 24-17183 1081 SW ABINGDON AVENUE

Code Compliance Officer Erbie McNutt, previously sworn, read the case presentation and the staff's recommendation into the record. He announced that the following violations were abated: Section 41.08(B) Exterior Property Areas, High Grass and Weeds Over 12 Inches and Section 158.211 Storage or Accumulation of Materials, Refuse and Waste Materials Prohibited. Compliance Officer McNutt 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, William Natalio Roddin. He requested two weeks to remove the tree

stump.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation of Section 41.08 (H)(1) Exterior Property Areas, Obstruction in Swales Prohibited. He provided a new compliance date for June 18, 2025.

MCNUTT 24-00411 2681 SW CADET CIRCLE

Code Compliance Officer Erbie McNutt, 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, Dener Loudor. He indicated he would remove the shutter from the window and would do so today.

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 for May 14, 2025.

POLANCO 24-02650 5712 NW NORTH MACEDO BOULEVARD

Code Compliance Officer Hamlet Polanco, 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, Nathaniel Jones. He indicated the case was under litigation and he was waiting to hear back from his attorney.

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 August 16, 2025. The Special Magistrate requested an update from the Respondent's attorney.

POLANCO 24-03647 5224 NW LAVOY CIRCLE

Code Compliance Officer Hamlet Polanco, 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, Esther Thelusma. Esther Thelusma stated that the home was owned by her parents and advised that her father recently passed away. She advised that they had hurricane damage and that the adjuster inspected the roof. She was told that they would be replacing the roof but was later faced with an insurance denial of claim. Esther Thelusma advised that they had a pending Probate case and that the insurance wrote a check out to the estate of Rodrigue Thelusma, their deceased father.

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 November 12, 2025, and requested that the tarps be kept in good shape while they resolve the Probate case.

9. Code Violations Special Requests

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

[2025-424](#)

MCNUTT 25-04290 1073 SW ABINGDON AVENUE

Code Compliance Officer Erbie McNutt, 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, Joseph Dalelio. He indicated he did not have much space for bulk waste pickup based on the work being done in the swale area.

The Special Magistrate did not find a public health safety and welfare threat and/or did not authorize abatement for Violation Section 158.211, Storage or Accumulation of Materials, Refuse and Waste Materials Prohibited.

Code Compliance Officer Rachel Knaggs advised the Respondent that his bulk day was on May 9, 2025, to which he explained he would be breaking down the wooden pallets and burning them as firewood. The Special Magistrate asked the Respondent to coordinate a follow-up inspection to confirm compliance.

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 May 14, 2025.

CERAMI 24-18927 1512 SW ALEDO LANE

Code Compliance Officer Charles Cerami, 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 Violation Section 41.08(B) constitutes a threat to the public, health safety, and welfare and granted all the relief requested by the City.

KASHATUS 25-01832 4174 SW DARWIN BOULEVARD

Code Compliance Officer Jeremy Kashatus, 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 Violation Section 41.08(B) constitutes a threat to the public health safety, and welfare, and granted all the relief requested by the City.

WISE 24-18104 311 SW FELDMAN AVENUE

Code Compliance Officer Brandon Wise, 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 Violation Section 41.08(B) constitutes a threat to the public health safety, and welfare, and granted all the relief requested by the City.

(Clerk's Note: Item 11.a was heard after this case.)

10. Certification of Fines

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

[2025-425](#)

WISE

24-16444

3571 SW DELLAMANO STREET

Code Compliance Officer Brandon Wise, 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. Code Compliance Officer Rachel Knaggs indicated that at the previous violation hearing, it was determined that the case would fall into compliance if the Respondent cleared out the driveway and walkway. The Special Magistrate noted there was still blockage, to which Compliance Knaggs confirmed.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Grace Frasca. She advised that she was a master gardener and added that there was a local law that states she was allowed to grow medicinal and herbal plants. Ms. Frasca asked for further clarification.

The Special Magistrate stated he remembered the case from the previous hearing and clarified that no one advised the Respondent she was not allowed to plant medicinal or herbal plants. He clarified she was not allowed to block the garage door and front doorway. The Special Magistrate advised he had the same conversation four months earlier and noted nothing had changed to date to bring the property into compliance.

Ms. Frasca stated she did not recall the conversation surrounding the garage door. She requested a dimension to which her plants should be cut down.

Code Compliance Supervisor Aaron Biehl advised that the case had been previously adjudicated. He requested that the Special Magistrate certify the fine based on the Respondent's inaction to provide compliance.

The Special Magistrate found that the City had proper notice and based on the evidence and testimony, the property remained in violation as cited and found that the violation constitutes a threat to the public health, safety, and welfare and required compliance. He stated she needed to clear her driveway and front door access.

(Clerk's Note: Code Violations Special Requests Case Number 24-18927 was heard after this case.)

11. Certification of Fines Special Requests

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

[2025-426](#)

MENDOZA

24-19068

1162 SW AIROSO BOULEVARD

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 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 has not complied with the Order from February 19, 2025. The Special Magistrate certified the fine and granted all the relief requested by the City.

12. Modification Requests

12.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2025-439](#)

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case Number: 24-16172 was heard as a matter of City Policy and were mandated by Florida Statute. She explained that the City Council held liens and were considered assets of the City. Ms. Rojas indicated that per the City Ordinance, the Special Magistrate had the authority to modify the liens. The Special Magistrate stated he would grant the modification and sign the appropriate modification order.

(Clerk's Note: Item 13.a was heard after this item.)

13. Vacate Requests

13.a Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-440](#)

Ms. Rojas stated that the Vacate requests on the agenda, Case Number: 21-02882, 21-05606, 21-07624, 22-03894, 23-01959, 24-04086, and 24-17852, were found to be invalid and required a Special Magistrate's signature. The Special Magistrate stated he would grant the Vacate Requests and sign the appropriate vacate order.

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

14. How Parties are Notified

Ms. Francios Dieujuste 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.

15. Introduction of Cases Without Parties Present

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

Code Violations

25-01188	1807 SW Dalmatian Ave.
25-04000	3412 SW Esperanto St.
25-05087	1800 SE Tiffany Ave.
24-05658	108 SE Eyerly Ave.
24-16762	2417 SW Falcon Cir.
25-00648	2281 SW Savage Blvd.
25-01653	366 SE Strait Ave.
25-04661	1809 SW Agnes St.
25-00548	1944 SW Breezeway St.
25-00562	2091 SW Gail wood St.
25-00478	887 SW Koler Ave.
25-01449	3833 SW McKim St.
25-02121	502 SW Halkell Ave.
25-02123	442 SW Fifer Ave.
25-04364	3831 SW Ridley St.

Certification of Fines

24-19365	991 SW Versailles Ave.
24-14495	1714 SE Clearmont St.
24-12443	342 SW Carter Ave.
24-15580	3742 SW Swope St.
24-17182	1018 SW Alcantarra Blvd.
24-19896	3614 SW Viceroy St.

16. Public to be Heard

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

17. Adjourn

There being no further business, the meeting was adjourned at 10:51 a.m.

Daisy Ruiz, Deputy City Clerk