

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, June 17, 2026

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 Esq. on June 17, 2026, at 9:05 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate

Sara Brown, Project Coordinator

Sandra Subryan, Administrative Assistant

Wesley Armstrong, Neighborhood Services Deputy Director

Steve Owens, Code Compliance Supervisor

Miguel Mendoza, Code Compliance Officer

Brandon Wise, Code Compliance Officer

Roque Gomez, Code Compliance Officer

Brandon Miller, Code Compliance Officer

Catherine Laird, Code Compliance Officer

Jeremy Kashatus, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Sarah Peco, Code Compliance Officer

Evelyn Rojas, Lien Services Officer

Alyssa Lunin, Deputy City Attorney (Arrived at 9:18 a.m., departed at 9:38 a.m.)

KeAndrea Davis, Deputy City Attorney (Arrived at 9:18 a.m.)

Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

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

3. Swearing in Code Specialist and/or Building Investigators

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

4. Approval of Minutes

- 4.a** Hear Approval of Minutes for 4/8/2026, 4/15/2026 and
5/6/2026 Cases and Approve the Staff Recommendation

[2026-535](#)

The Special Magistrate approved the April 8, 2026, April 15, 2026, and May 6, 2026 meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 26-04582 and 26-02821.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2026-536](#)

The following Solid Waste Certification of Fines cases without parties present were read into the record by the Project Coordinator, agenda item 1:

26-03052 3931 SW Hablo St

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 Office of Solid Waste, 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 Office of Solid Waste.

9. Modification Requests

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

[2026-537](#)

Evelyn Rojas, Lien Services Department, stated that these modifications are requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens and they are considered to be assets of the City. Per City ordinance, the

Special Magistrate has authority to modify these liens, agenda items 2 through 3.

10. Business Tax Violations

- 10.a** Hear Business Tax Violations Case Presentations to
Determine Violation of City Code and Set Compliance
Deadline

[2026-538](#)

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

BT-26-00114 1400 SE Goldtree Dr
BT-24-00228 247 SW Port St. Lucie Blvd
BT-26-00013 247 SW Port St. Lucie Blvd

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officers investigated the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-investigation it was confirmed that compliance was not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given up to 7 days to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

11. Business Tax Certification of Fines

- 11.a** Hear Business Tax Certification of Fines Case Presentations
to Determine Compliance with City Code and Imposition of a
Fine

[2026-539](#)

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

BT-25-00777 2200 SW Gatlin Blvd

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, a Violation Hearing was held, and a date of compliance was issued by the Special Magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the Respondent has failed to appear. The City requests that the fines be certified and administrative costs be

assessed and awarded to the city.

12. Code Violations

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

[2026-540](#)

9. GOMEZ / CASE NO. 26-04541 / 2514 SE JASON PL

(Clerk's Note: The Respondent was present via Zoom but had technical difficulties. The Special Magistrate postponed the hearing.)

20. WISE / CASE NO. 26-02858 / 3280 SE MONTE VISTA ST

Code Compliance Officer 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. He noted that the violation for Section 73.03 was abated.

The Deputy City Clerk swore in Respondent Darwin Grande who stated that he has the temporary RV registration and would be cleaning the yard this week. He also stated that he would be selling the other vehicle. The Special Magistrate informed that if the vehicle was not registered prior to selling it, it would still be in violation. The City did not object to an extension of time.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 1, 2026.

13. Code Violations Special Requests

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

[2026-541](#)

22. GOMEZ / CASE NO. 25-08880 / 2298 SE PEAR LN

Code Compliance Officer 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.

The Deputy City Clerk swore in Respondent Dat Thanh Tran who stated that they had hired a contractor, but then they received the violation, so they found a new one that informed that they could be scheduled in 2-3 weeks with 1 week for the work to be done. He requested a one-month extension, to which the City did not object.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by July 22, 2026.

23. GOMEZ / CASE NO. 26-04434 / 2207 SE TRILLO AVE

Code Compliance Officer 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 was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted all relief to the City to enter the property to abate the violations and assess the costs.

24. HERZOG / CASE NO. 26-07074 / 1202 SW JANETTE AVE

(Clerk's Note: Officer Laird presented on behalf of Officer Herzog.)

Code Compliance Officer Laird read the case presentation and Staff's recommendations into the record and presented photos that were taken at the time of the inspections showing the subject property and violations.
(Clerk's Note: The Respondent was not present.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

25. KASHATUS / CASE NO. 26-05771 / 1085 SW MATARO AVE

Code Compliance Officer Miller 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, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs

26. MENDOZA / CASE NO. 25-15727 / 1737 SE ANECI ST

Code Compliance Officer Mendoza 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, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he authorized the City to enter the property to abate the high grass and weeds and assess the costs.

27. MENDOZA / CASE NO. 26-04724 / 451 SE EVANS AVE

Code Compliance Officer Mendoza 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, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

28. MENDOZA / CASE NO. 26-05372 / 2237 SE TRILLO ST

Code Compliance Officer Mendoza 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, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

29. MILLER / CASE NO. 26-07978 / 1402 SE NAVAJO LN

Code Compliance Officer Miller 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, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations.

30. OWENS / CASE NO. 26-04684 / 3533 SE GAY CT

Code Compliance Officer Miller 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, he found the property remained in violation as cited and ordered a compliance deadline by June 24, 2026. If compliance is not met by this date, he authorized the City to enter the property and abate the high grass and weeds and assess the costs.

31. PECO / CASE NO. 26-05727 / 1162 SE AIROSO BLVD

Code Compliance Officer Miller 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, he found the property remained in violation as cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, he granted authority for the City to enter the property to abate the violations and assess the costs.

32. PECO / CASE NO. 26-08693 / 143 SW GROVE RD

Code Compliance Officer Miller 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, he found the property remained in violation as

cited and ordered a compliance deadline by June 18, 2026. If compliance is not met by this date, He authorized the City to enter the property and abate the high grass and weeds and the costs will be determined at a later hearing.

14. Certification of Fines

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

[2026-542](#)

35. MENDOZA / CASE NO. 25-15964 / 421 THANKSGIVING AVE

Code Compliance Officer 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. Supervisor Owens stated that there had been active progress on the trim, but more work needed to be done.

The Deputy City Clerk swore in Respondent Devin Han, who stated that the side of the house was repaired and he now has to work on the driveway and window, and requested additional time. Director Biehl stated that there have been 20 violations in 8 years for this property, to which Mr. Han replied that he just started to help his grandma with the property.

The Special Magistrate found that based on the testimony and evidence, he found that the property remains in violation. He certified the fine and ordered a fine in the amount of \$50/day and \$411 in administrative costs if not in compliance in 7 days.

33. GOMEZ / CASE NO. 25-18114 / 1073 SE BETHUME CT

Code Compliance Officer 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.

The Deputy City Clerk swore in Respondent Christopher Rec, who stated that he cannot move the car because the shifter had been removed, and he was in the process of selling the home so he did not want to put the car behind the fence. He requested additional time, and Officer Gomez stated that the open storage had been taken care of and they did not object to a continuation.

The Special Magistrate continued the case until July 8, 2026.

44. WISE / CASE NO. 25-10875 / 1224 SE LADNER ST

Code Compliance Officer Owens 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 Respondents Jean Addely Romain and Marthe Darline Jean. The Respondents requested an interpreter, to which the Special Magistrate granted a continuation.

The Special Magistrate continued this case to July 1, 2026.

15. Certification of Fines Special Requests

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

[2026-543](#)

46. MILLER / CASE NO. 25-18417 / 836 SW MCCOMB AVE

Code Compliance Officer Miller 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 \$225 abatement cost and \$411 administrative cost.

47. PECO / CASE NO. 26-00335 / 295 SE HOLDEN TER

Code Compliance Officer Peco 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 \$25 abatement cost and \$411 administrative cost.

48. WILLIAMS / CASE NO. 26-02471 / 0 SW BILTMORE ST

Code Compliance Officer Williams 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 \$50/day, up to a maximum of \$50,000, abatement costs of \$300, 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 abate the violations and assess the costs.

49. WISE / CASE NO. 25-17869 / 1101 SE MENORES AVE

Code Compliance Officer 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 \$50/day, up to a maximum of \$50,000, in addition to \$225 abatement costs and \$411 administrative costs of \$411. He granted all relief to the City.

16. 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 he responded in the negative.

17. Introduction of Cases Without Parties Present

Director Armstrong read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations to exist. A reasonable date for compliance was subsequently given, but upon re-inspection it was confirmed that compliance was

not achieved. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The City requests that these cases be found in violation of their respective listed code sections and be given until June 24, 2026, to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine and impose an appropriate fine.

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

26-03580 2525 SE Mariposa Ave
25-09030 1189 SE Preston Ln
25-17645 1433 SE O'Donnell Ln
25-09624 265 SE Twig Ave
25-16496 1177 SE Airoso Blvd
26-02135 226 SW Crescent Ave
26-02940 361 SW Thornhill Dr
25-12929 3100 SE Morningside Blvd
25-17797 1269 SE Petunia Ave
26-05511 1102 SE Petunia Ave

Director Armstrong read the following into the record: Regarding the following cases entered into public record, a violation hearing was held, and a date of compliance was issued by the special magistrate. Upon re-inspection by a Code Compliance Officer, it was determined that compliance has not been achieved for the violations of the respective listed sections of the code. A formal Notice of Hearing was issued for today's hearing, and the respondent has failed to appear. The city requests that the fines be certified and administrative costs be assessed and awarded to the city.

25-10004 542 SE Seahouse Dr
25-17651 1952 SE Manth Ln
25-10168 250 SW Pagoda Ter
25-11615 222 SW Chandler Ter
25-12756 237 SW Starfish Ave
25-14380 480 SW Lakehurst Dr
25-16010 301 SW Lucero Dr
26-00254 365 SW Todd Ave
25-08634 1491 SE Grapeland Ave
25-18556 2949 SE Treasure Island Rd

18. Public to be Heard

There were no public comments to be heard.

19. Adjourn

There being no further business, the meeting was adjourned at 10:48 a.m.

Jasmin De Freese, Deputy City Clerk