

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, February 11, 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 February 11, 2026, at 9:03 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
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Rachel Knaggs, Code Compliance Manager
Miguel Mendoza, Code Compliance Officer
Michael Dickerson, Code Compliance Officer
Jeremy Kashatus, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Sarah Peco, Code Compliance Officer
Roque Gomez, Code Compliance Officer
Holly O'Malley, Code Compliance Officer
Brandon Wise, Code Compliance Officer
Nicolette Capp, Code Compliance Officer
Matthew Williams, Code Compliance Office
Mathew Rouselle, Business Tax Compliance Officer
Evelyn Rojas, Lien Services Officer
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 Compliance Officers.

4. Approval of Minutes

There was nothing to be heard under this item.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were abated; 25-17307, BT-25-00687, BT-24-00188, BT-24-00297, BT-25-00265, BT-25-00024, BT-24-00455, BT-24-00458, BT-25-00660, BT-24-00034, BT-00431, and 25-17700.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Business Tax

8.a Hear Business Tax Case Presentations to Determine Violation
of City Code and Set Compliance Deadline

[2026-154](#)

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

BT-24-00173 12856 SW Barelli Ct
BT-25-00690 957 SE Caravan Ave
BT-25-00544 528 NW Enterprise Dr
BT-25-00092 613 SW Hillsboro Cir
BT-24-00344 171 SW Milburn Cir
BT-24-00423 602 SE Ron Rico Ter
BT-24-00214 1562 SE Village Green Dr

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.

9. Solid Waste Certification of Fines

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

[2026-155](#)

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

1-6:

25-16822 1050 SW John Maccormak Ter
25-17459 2034 SW Cycle St
25-16984 1985 SE Dranson Cir
25-17008 1525 SE Faculty Ct
25-16890 872 SE Chaloupe Ave

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.

10. Modification Requests

- 10.a** Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-157](#)

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 8-22.

11. Code Violations

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

[2026-158](#)

42. HERZOG / CASE NO. 25-16694 /2895 SW ANN ARBOR RD

Code Compliance Officer 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. He noted that he had not spoken to the Respondent at all until this morning.

The Deputy City Clerk swore in Respondent Michelline Vilfranc, who stated that she was going to ship the items and that she had already taken some away, but she needed until April.

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 March 11, 2026.

41. HERZOG / CASE NO. 25-11318 / 189 SW DALTON CIR

Code Compliance Officer 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. He advised that this was a safety hazard. The Special Magistrate inquired if there was a way to secure the door, to which Supervisor Armstrong replied that it would be in the demolition permit.

The Deputy City Clerk swore in Respondent Hugo Gonzalez, who stated that his father lives on the first floor, and that there used to be whole deck on the house prior to when he bought it, but he hasn't been able to afford the whole project. He stated that he redid the second floor, but the architect did not advise him of what else was needed. Supervisor Armstrong stated that to bring this into compliance, the deck might require a secondary permit, and if the plan was to have no deck, the doors would need to be sealed which also required a permit.

The Special Magistrate inquired if anyone from the City knew if this was a safety hazard per the Florida Building Code, to which Supervisor Armstrong replied that he was unsure. Mr. Gonzalez stated that he could sheet rock the area, and Supervisor Armstrong recommended plywood, and that he should discuss next steps with the Building Department.

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 March 11, 2026 for Section 158.211 and for the sliding glass doors to be secured.

12. Code Violations Special Requests

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

[2026-159](#)

46. PECO / CASE NO. 25-18251 / 1742 SW AIROSO BLVD

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.

The Deputy City Clerk swore in Respondents Eddy Theodore & Esther T. Jean Baptiste. Mr. Theodore stated that the grass had been taken care of a while ago, and that he had just moved from New York and did not know you could not have a car without tags in your driveway in Florida. He requested an extension of a month and a half, to which the City objected. Officer Peco noted that the photos taken had been from last week and the grass was still not cut.

The Special Magistrate granted a 30-day extension.

45. GOMEZ / CASE NO. 25-17692 / 2502 SE BERKSHIRE BLVD

(Clerk's Note: Code Compliance Officer O'Malley presented the case with Code Compliance Officer Gomez.)

Code Compliance Officer O'Malley 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 that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

47. PECO / CASE NO. 26-00335 / 295 SW 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.)

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

48. ROSE / CASE NO. 26-01077 / 593 SW LAKEHURST DR

Code Compliance Officer Rose 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.) Supervisor Biehl stated that the City was about to be fined because they could not complete the sidewalk project due to the incomplete roundabout, and that the side driveway was also unpermitted.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, 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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation as cited and that violation constitutes a threat to public health, safety, and welfare. He granted all relief requested by the City including the authority to enter the property, abate the violation, and assess the costs.

13. Certification of Fines

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

[2026-160](#)

51. KASHATUS / CASE NO. 25-14212 / 931 SW MCCOMKLE AVE

Code Compliance Officer 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. The Special Magistrate inquired if there had been any improvement since the October Code Violation Hearing, to which Officer Kashatus responded in the negative.

The Deputy City Clerk affirmed Respondent Matthew Pelton, who stated

that he had been off work since 2 weeks before Thanksgiving due to surgery and returned to work 2 weeks ago, and he did not deny that there was a violation. He also stated that the main drainage had not been fixed since he moved in 2016, and he requested 13 additional months to be able to save for the project. The Special Magistrate inquired about programs through the City that could assist Mr. Pelton, to which Supervisor Armstrong responded in the affirmative and discussed a loan program. Supervisor Biehl stated that Public Works had deemed this culvert as blocked, so they don't know if it is necessarily a 'failed' culvert because they could not investigate, so Mr. Pelton would have to dig that out to determine if it is failed in order to qualify for the program.

Mr. Pelton expressed interest in the loan program. The Special Magistrate stated that he would provide an extension, but at the next hearing he would like to know if Mr. Pelton has qualified for the program.

The Special Magistrate found that based on the testimony and evidence, he found that the property remains in violation. He continued the case to March 11, 2026.

50. DICKERSON / CASE NO. 23-01218 / 1601 SE VILLAGE GREEN DR

Code Compliance Officer Dickerson 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 Ryan Wynne, Counsel for the Respondent, who stated that due to the freeze, the landscaper advised that some of the trees were now unavailable. He requested additional time and stated that they could pay administrative costs if it helps. Supervisor Armstrong explained the lien modification process, and staff and the Special Magistrate discussed options for additional times and amending the Order. Mr. Wynne stated that everything should be done by Monday.

The Special Magistrate certified the fine.

14. Certification of Fines Special Requests

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

[2026-161](#)

52. GOMEZ / CASE NO. 25-16527 / 1985 SE DRANSON CIR

(Clerk's Note: Code Compliance Officer O'Malley presented the case with Code Compliance Officer Gomez.)

Code Compliance Officer O'Malley 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, but the property was now in compliance due to the abatement action of the City that had been previously authorized, and he ordered payment of the fines in the amount of \$850 plus the \$411 administrative costs.

53. MENDOZA / CASE NO. 25-12438 / 674 SE STARFISH 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.) Supervisor Knaggs stated that she spoke to the daughter-in-law, who had advised that the owner passed away and it would be going through probate, and that they had no intention of bringing the property into compliance and would be selling it as-is.

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 \$125/day, up to a maximum of \$50,000, 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 health, safety, and welfare violations and assess those costs.

15. 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.

16. Introduction of Cases Without Parties Present

Code Compliance Manager Knaggs 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 February 18, 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:

25-17665 990 SE Bywood Ave
25-17792 1186 SE Menores Ave

17. Public to be Heard

There were no public comments to be heard.

18. Adjourn

There being no further business, the meeting was adjourned at 10:32 a.m.

Jasmin De Freese, Deputy City Clerk