

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, July 2, 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 Claudette Pelletier on July 2, 2025, at 9:03 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier, Special Magistrate

Sara Brown, Neighborhood Services Department Project Coordinator

Evelyn Rojas, Lien Services, Finance

Aaron Biehl, Code Compliance Supervisor

Wesley Armstrong, Code Compliance Supervisor

Carlloyd Rose, Code Compliance Officer

Anastatia Diaz, Code Compliance Officer

Brandon Wise, Code Compliance Officer

Charles Cerami, Code Compliance Officer

Richard Shiller, Deputy City Attorney

Pablo Castillo, 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

There were no minutes scheduled for approval.

5. Late Abatements and/or Postponements

Sara Brown, Neighborhood Services Department Project Coordinator, advised there were no late abatements or postponements.

6. Approval of Agenda

The Special Magistrate approved as submitted.

7. Introduction of Cases

Ms. Brown indicated they would hear Item 12. Modification Requests, Item 13. Vacate Requests, and Partial Requests.

8. Code Violations

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

[2025-610](#)

(Clerk's Note: This item was heard after Item 13. Vacate Requests)

CERAMI 24-16277 3191 SW HICKENLOOPER ST.

Code Compliance Officer Charles Cerami, previously sworn, read the case presentation and staff's recommendation into the record. He announced the abatement of the following violations: Section 41.08(e) Inoperative Vehicle and Section 72.10(c) Open Utility Trailer Parking. Officer Cerami presented the photos that were taken of the inspection showing the subject property and explained his investigation findings for Section 54.30(s) Permit Required- Driveway.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Cynthia M. Duenas. She explained that her husband had spoken to Officer Cerami and was told to request an extension as she needed to apply for a permit. Wesley Armstrong, Code Compliance Supervisor, stated that the Respondent would need to reach out to the Engineering Department in Public Works to apply for a permit. He stated that he believed that providing a 45-day extension would be sufficient.

The Special Magistrate provided a 45-day extension.

MCNUTT 25-04941 2008 SW IMPORT DRIVE

Evelyn Rojas, Lien Services, translated from English to Spanish for the Respondent.

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 investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Osvaldo Garcia. He explained he had a pending claim with his insurance company. Mr. Garcia stated that he provided proof of the pending litigation to the Code Compliance Officer, to which Officer Rose stated he had

recently taken over the case; however, he did not have any information regarding the claim. Aaron Biehl, Code Compliance Supervisor, stated that the email shown states that the Respondent had received a letter from the City regarding the roof, and they have a pending claim with the insurance company. He inquired where the Respondent was in their claim process. Mr. Garcia advised that the insurance company had paid and requested the necessary permits from the City. He advised that he needed to provide the materials that would be used to obtain the permit and request the demolition and installation permits. Supervisor Biehl advised that currently there were no known permits requested for the property and explained that once the Respondent obtains the building permit, he would have 6 months to obtain an inspection for the roof. He recommended a 60-day continuance. Mr. Garcia stated he would have the permit before then.

The Special Magistrate ordered a 60-day continuance of this case from today.

Mr. Garcia asked if the 60-day extension was to request the permit, to which Special Magistrate Pelletier responded in the affirmative.

MENDOZA 25-06373 2418 SW SANTANA AVE.

Evelyn Rojas, Lien Services, translated from English to Spanish for the Respondents.

Code Compliance Officer Carlloyd Rose, 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, Yoeldis Socarras Gutierrez. He explained that he has a pending case with the insurance company and that he had two inspections of his roof. Mr. Socarras Gutierrez stated that his home was getting wet, but the insurance company has not gone back to re-inspect the home. He stated he's waiting for them to communicate with him. Supervisor Biehl recommended that the Special Magistrate move forward with the compliance date as requested and advised that there was no indication that insurance was close to finalizing the claim. He stated that the Respondent can always request a modification of lien once the claim is resolved. The Respondent stated he would contact the insurance company as soon as possible to be able to resolve the matter and request the proper permits.

The Special Magistrate found that the Respondent has until July 9, 2025,

to comply, and if not complied with by that date, a hearing will be held to determine if a fine will be imposed on the property. She requested that the Respondent inform the insurance company.

CERAMI 25-03872 1881 SW ELIJAH AVE.

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 Mr. Charles, who stated he was present on behalf of his mother, Edith Wheeler. Mr. Charles requested an extension due to a pending insurance claim. Supervisor Biehl recommended that the case be postponed for 30 days to provide more information from the litigation attorney.

The Special Magistrate granted a 30-day extension.

MCNUTT 25-06971 2598 SW DANIA 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 investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Taylor Molloy, who is married to Mrs. Sullivan and present on her behalf. He stated the tree was planted in 2008 and explained he bought the home in 2019. Mr. Molloy noted the City had not cited the violation for over 17 years and requested that they be responsible for paying the fee associated with the removal of the tree. Supervisor Armstrong explained that the property owner was not permitted to place anything within the City Right-of-Way.

The Special Magistrate stated that once you convey the property, the violations come along with the property. Mr. Sullivan requested a 30-day extension to ensure the removal of the tree. Supervisor Biehl stated the City had no objection to the extension.

The Special Magistrate granted a 30-day extension for compliance.

MENDOZA 24-17745 1941 SW HICKOCK TER.

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.

The Deputy City Clerk provided the Oath of Testimony to Louis Knox. She explained this was her mother's property and that her brother is the executor of his mother's estate. Ms. Knock stated she was trying to do what she could to bring the property into compliance. She requested a 60-day extension to clear up the property, to which Officer Diaz stated the City had no objection.

The Special Magistrate gave Ms. Knox a 60-day extension.

WISE 25-05796 1866 SW PENROSE AVE.

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 Deputy City Clerk provided the Oath of Testimony to Yuleima Lopez and Juan Carlos Lopez. Mr. Lopez explained that they were aware of the violations; he stated that they had notified their attorneys and had explained to the Code Officer that they were in litigation for the roof. He stated that they have a final mitigation hearing on September 25, 2025. Supervisor Biehl indicated the Respondents were in the final steps of litigation and recommended that they postpone the case until after September 25th hearing.

The Special Magistrate granted postponement until the end of September.

WISE 25-06862 4060 SW BALLETO 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.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Steve Schiachter. He indicated he was in the process of selling the house and was waiting to rip out the carpet. He stated he was just wanting to place the last of the carpet into the dumpster prior to calling for the removal of the dumpster.

The Special Magistrate asked the Respondent if he could do that by July 9, 2025, to which he responded in the affirmative. The Respondent requested a 2-week extension, to which Officer Wise responded that they had no objection.

The Special Magistrate granted an extension through July 16, 2025

9. Code Violations Special Requests

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

[2025-611](#)

MENDOZA 25-06677 1344 SW GRANVILLE AVENUE

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.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Hector Villa. He explained his tractor broke, and he was trying to keep up with everything. Mr. Villa stated he was working on a new frame for the vehicle to be inspected.

Supervisor Biehl indicated that the picture from the 30th of June depicted the vehicle still being held up by jacks. He explained that the Respondent had not yet complied with the other violations and requested the Special Magistrate move forward with the Certification of Fines. Supervisor Armstrong clarified this was a Code Violation Hearing. Supervisor Biehl indicated to the Respondent to cut the back lawn. Supervisor Armstrong requested that the recommended 7-day compliance be ordered to have the grass cut and the open storage removed, and once those two violations are complied with, they would discuss an extension in terms of the remaining inoperative vehicle violation.

The Special Magistrate ordered that the Respondent comply by July 9, 2025.

Ms. Brown indicated there were no more cases with parties present.

WISE 25-05559 6869 NW DRAGON 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.

The Respondent was not present.

The Special Magistrate ordered the Respondent to comply with the cited provisions of the City of Port St. Lucie Code by July 9, 2025. She stated that if not in compliance by that date, a hearing would be held to determine the fines to be imposed against the property. Additionally, if the Respondent fails to comply by July 9th, she grants the right for the City to enter the property and bring the case into compliance. She ordered that the City bring the property into compliance and cut the high grass and weeds. The Special Magistrate ordered that any costs be assessed against the property.

KASHATUS 25-05760 1702 SW LOFGREN 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 Respondent was not present.

Officer Wise indicated they had not been in communication with the Respondent.

The Special Magistrate ordered the Respondent to comply with the cited provisions of the City of Port St. Lucie Code by July 3, 2025. She stated that if not in compliance by that date, a hearing would be held to determine the fines to be imposed against the property. Additionally, if the Respondent fails to comply by July 3rd, she grants the right for the City to enter the property and bring the case into compliance. She ordered that the City bring the property into compliance and abate the insecure pool. The Special Magistrate ordered that any costs be assessed against the property.

Ms. Brown indicated that concluded all the Special Requests cases.

(Clerk's Note: Item 14 was heard after this case.)

10. Certification of Fines

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

[2025-612](#)

(Clerk's Note: There were no parties present for Certification of Fines Cases.)

11. Certification of Fines Special Requests

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

[2025-613](#)

(Clerk's Note: There were no Certification of Fines Special Requests cases scheduled.)

12. Modification Requests

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

[2025-617](#)

(Clerk's Note: This item was heard prior to Item 8.a)

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case Numbers: 23-31130-BL, 24-11097, 23-06667 and 23-08641 were 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.

(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

[2025-618](#)

Ms. Rojas stated that the Vacate request on the agenda, Case Number: 13-9825-BL was found to be invalid and required a Special Magistrate's signature.

Partial Release Requests:

Ms. Rojas stated that these Partial Release requests were from a parcel of property only and will not affect the spreading/cross-attaching liens and that pursuant to Section 37.08(3)(b) if the City's Code, the Special Magistrate may partially release liens according to the guidelines set forth. The City has reviewed the application for compliance with the City Code and have been agreed upon for the following requests: Case Number: 15-07677, 19-26105-BL, 21-08158, 22-05466, 23-10102, 24-05382, 12-04771, 14-02682, 15-03476, 16-02004, 16-07558, 17-09351, 18-07336, 20-00857, 21-00497, 21-04902, 23-10110, and 24-05387.

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

14. How Parties are Notified

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.

15. Introduction of Cases Without Parties Present

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

Code Violations:

25-04319 1417 SW Algardi Ln.
25-06967 3310 SW Martin St.
24-18035 2291 SW Jay Ave.
25-06626 1917 SW Logan St.
25-07215 5259 NW Delwood Dr.
25-04238 3771 SW Rosser Blvd.
25-05502 1486 SW Devera Ave.
25-06338 490 SW Fields Ave.
25-06754 3614 SW Viceroy St.

Certification of Fines:

25-01653 366 SE Strait Ave.

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 10:26 a.m.

Daisy Ruiz, Deputy City Clerk