

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, May 14, 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 Esq. on May 14, 2025, at 9:00 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

Rachel Francois Dieujuste, Code Compliance Standards Associate

Camille Wallace, Neighborhood Services Deputy Director

Wesley Armstrong, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Steve Owens, Code Compliance Supervisor

Michael Dickerson, Code Compliance Officer

Anastasia Diaz, Code Compliance Officer

Tyler Herzog, Code Compliance Officer

Carlloyd Rose, Code Compliance Officer

Evelyn Rojas, Lien Services Specialist

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 Officers.

4. Approval of Minutes

Code Compliance Standards Associate Rachel Francois Dieujuste indicated that the following cases were postponed; 24-19874, 24-18159, 24-18983.

Code Compliance Standards Associate Rachel Francois Dieujuste indicated that the following cases were abated; 25-01516, 24-13312, 24-19309.

5. Late Abatements and/or Postponements

There was nothing heard under this item.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

There was nothing heard under this item.

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

[2025-447](#)

There was nothing heard under this item.

9. Code Violations

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

[2025-448](#)

13. DICKERSON / CASE NO. 25-01140 / 2270 SW GATLIN BLVD

(Clerk's Note: The Respondent appeared via Zoom.)

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. He stated that the only violations that remained were the striping and parking bumps in the parking lot, and he requested to abate violation 155.06(c).

The Deputy City Clerk swore in Respondent Michael Kinney, Property Manager, who informed that he had vendors ready and needed approval from Miller's Ale House, but if the approval was not received in a few weeks, they would go through with it and have Miller's pay after the fact.

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 16, 2025. He stated that he would accept the City's recommendation and if compliance was not met, a hearing would be held to determine the fines.

9. DIAZ / CASE NO. 24-13091 / 1801 SW BILTMORE ST

Code Compliance Officer 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 Respondents Daniel Kreiser and Christine Bell. Mr. Kreiser informed that they agreed with the violations and took care of other items, and that they immediately reached out to a contractor who took a few weeks to visit the site and give a quote. He stated that he needed to get other quotes which took up more time, and he reached back out to the first contractor in April, of whom did not give a definitive timeframe. He also noted that this repair did not need a permit. Wesley Armstrong, Code Compliance Supervisor, recommended verifying with Public Works Engineering to ensure there were no issues. Mr. Kreiser requested a 90-day extension, to which the City had no objections.

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 August 15, 2025. He stated that he would accept the City's recommendation and if compliance was not met, a hearing would be held to determine the fines.

11. DIAZ / CASE NO. 24-13180 / 1833 SW BILTMORE ST

Code Compliance Officer 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. She struck violation 158.211 from the record and Steve Owens, Code Compliance Supervisor, clarified that the fence was considered the open storage because it was a vacant lot. Officer Diaz stated that the respondent had contacted Planning & Zoning in 2018 to create a Site Plan, and a Unity of Control was submitted, but it was not an original document. She stated that for the respondent to comply, the fence would need to be removed or update the Site Plan with the original documentation.

(Clerk's Note: The Respondent was previously sworn for Case 24-13091.)

Respondent Christine Bell, who stated that the City Attorney approved the Unity of Control, but the County Clerk's Office could not record it because it wasn't an original document, but she was advised that sometimes the document could be filed with the Planning & Zoning Department, so she would try that because she did not know where the original was located.

The Special Magistrate requested that the case be removed from the agenda and stated that he would not put in an Order so that the respondent could have time to address the Unity of Control issue.

10. Code Violations Special Requests

10.a Hear Code Violations Special Requests Cases and Approve

[2025-449](#)

the Staff Recommendation

19. HERZOG / CASE NO. 24-12024 / 1652 SW MCALLISTER LN

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025. If not in compliance by May 21, 2025, the Special Magistrate authorized the City to enter the property, pursuant to Section 162.08(5), F.S., to bring the property into compliance. He noted that fines would be addressed at the Certification of Fine Hearing if one was needed and requested by the City.

20. HERZOG / CASE NO. 25-00989 / 307 SW BELMONT CIR

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

21. HERZOG / CASE NO. 25-03593 / 626 SW SANDBAR TER

(Clerk's Note: The Respondent was not present.)

(Clerk's Note: Code Compliance Officer Carlloyd Rose read the case presentation on behalf of Officer Herzog.)

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.

The Special Magistrate found proper notice and based on the testimony

and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

22. WILLIAMS / CASE NO. 25-03197 / 190 SW PORT ST LUCIE BLVD

(Clerk's Note: The Respondent was not present.)

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.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, he found the property remained in violation of the remaining cited Code Sections and ordered a compliance deadline by May 21, 2025, and granted all relief requested by the City.

11. Vacant Lot Violations

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

[2025-450](#)

There was nothing heard under this item.

12. Certification of Fines

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

[2025-451](#)

There was nothing heard under this item.

13. Certification of Fines Special Requests

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

[2025-452](#)

36. DICKERSON / CASE NO. 24-17746 / 9197 S US HIGHWAY 1

(Clerk's Note: The Respondent was not present.)

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. He requested an Order for the dumpster corral to be secured due to multiple incidents of illegal dumping.

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 \$75/day, up to a maximum of \$7,500, in addition to the administrative costs of \$411. The Special Magistrate granted all relief requested by the City including securing the dumpster corral.

14. Vacant Lot Certification of Fines

- 14.a** Hear Vacant Lot Certification of Fines Cases and Approve the Staff Recommendation

[2025-453](#)

There was nothing heard under this item.

15. Modification Requests

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

[2025-468](#)

(Clerk's Note: This item was heard first.)

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 item 1.

16. Vacate Requests

- 16.a** Hear Vacate Requests Cases and Approve the Staff Recommendation

[2025-469](#)

(Clerk's Note: This item was heard after item 15.a.)

Evelyn Rojas, Lien Services Department, stated that the vacate requests on today's agenda, items 2-5, have come from citizens or City staff, have been found by the City to be invalid, and require Special Magistrate signature.

17. How Parties are Notified

The Code Compliance Standards Associate 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 Code Compliance Standards Associate 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.

18. Introduction of Cases Without Parties Present

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

24-06960 1313 SW Macedo Blvd
24-10395 861 SW Lakehurst Dr A
25-01167 1661 NW St Lucie West Blvd
24-19874 1900 SW Aledo Ln
24-13312 2002 SW Judith Ln
24-18159 1751 SW Anderson St
25-01220 726 SE Ablett Ln
25-04260 10586 S US Highway 1
25-02640 1465 SW Bargello Ave
25-03273 2465 SW Summit St
25-03354 1908 SW Beauregard St
25-03936 2442 SE Gillette Ave
25-04594 4241 SW McClellan St
25-04985 1097 SW Eckard Ave
25-05035 4657 SW Bachelor St
25-06305 2057 SE Crystal Mist St
24-19384 2890 SW Port St Lucie Blvd
24-15737 765 SW Dalton Cir
24-13709 2802 SW Port St Lucie Blvd
24-14701 938 SW Durham Ter
24-18983 3020 SW Longleaf Ct
24-16016 1965 SE Floresta Dr
24-17833 738 Hoffenberg Ave
24-18704 2903 SE Pier St
24-18707 294 SW Saginaw Ave
24-18765 4073 SW Kidd Ct
24-18881 5136 NW Rugby Dr
24-18935 6782 NW Abigail Ave
24-19836 726 NW Bayshore Blvd

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:56 a.m.

Jasmin De Freese, Deputy City Clerk