

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, March 5, 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 Esq. on March 5, 2025, at 9:02 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Claudette Pelletier Esq., Special Magistrate

Sara Brown, Project Coordinator

Rachel Francios Dieujuste, Code Compliance Standards Associate

Wesley Armstrong, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Rachel Knaggs, Code Compliance Supervisor

Charles Cerami, Code Compliance Specialist

Jeremy Kashatus, Code Compliance Specialist

Brandon Wise, Code Compliance Specialist

Hamlet Polanco, Code Compliance 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 Specialists.

4. Approval of Minutes

4.a Hear Approval of Minutes 2/5/2025 Cases and Approve the Staff Recommendation

[2025-213](#)

The Special Magistrate approved the February 5, 2025, meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case 24-12828 was postponed and

case 24-19822 was abated. She also noted that case 24-15947 was a duplicate on agenda.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Code Violations

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

[2025-214](#)

6. POLANCO / CASE NO. 24-12725 / 5225 NW MILNER DR

Code Compliance Specialist Polanco 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. Code Compliance Supervisor Aaron Biehl informed that Code Compliance Standards Associate Rachel Francios Dieujuste would provide translation services and the Deputy City Clerk swore her in at this time.

The Deputy City Clerk swore in Respondent Jean Menes Mersier, who informed that his insurance company would not pay so he took them to court, in which they said they would pay \$16,000, but it was not enough. He stated that the insurance company then offered \$20,000, but his attorney also wanted fees so that amount would still not be enough, so he stopped communicating with his attorney and the insurance company then offered \$30,000. He added that he got a check for \$23,000 and he wanted a metal roof so he obtained quotes and was told it would take time to order materials which is why the roof was not done. He noted that he did try to get a permit, but there was nothing he could do because the company was not working.

Specialist Polanco stated that the City did not object to a 6-month extension.

The Special Magistrate granted a 6-month extension.

8. POLANCO / CASE NO. 24-18155 / 2043 SE BERKSHIRE BLVD

Code Compliance Specialist Polanco 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 there were confrontations with the property owners, so he did not want to enter the property and create further

incidents.

The Deputy City Clerk swore in Respondent Michelle Thew, who stated that the truck would be plated and tagged within 60 days and the items behind the car could be moved in the next couple of weeks. Code Supervisor Aaron Biehl stated that even if the vehicle obtained a tag, it could not be parked at the home unless she filed a 6-week vehicle extension form with the Code Compliance office, of which there was no fee to file. Ms. Thew stated that she had information about a 6-wheeled vehicle located in a gated community, to which both Supervisor Biehl and the Special Magistrate advised that this had no bearing on the case being heard. Ms. Thew requested an extension, to which the City objected. Code Supervisor Wesley Armstrong clarified the Ordinance, and he stated that the vehicle would need to be inside a closed structure or removed from the property. Ms. Thew requested a 60-day extension, stating that it was not hers, and Supervisor Biehl stated that compliance needed to be met by March 12, 2025.

The Special Magistrate found proper notice and based on the testimony and evidence reviewed, she found the property remained in violation as cited and ordered a compliance deadline by March 12, 2025, and if not in compliance by that date, a hearing would be held to determine a fine to be posted against the property.

11. WISE / CASE NO. 24-18753 / 825 SW THRIFT AVE

Code Compliance Specialist 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 Deputy City Clerk swore in Respondent Albert Estopinal, who stated that they have done their best to fix it and water is flowing through, but Specialist Wise had advised that he did not know what Public Works was looking for, but they would like more time to pull permits. Code Compliance Supervisor Rachel Knaggs informed that the culvert pipes would need to be replaced. Mr. Estopinal requested a 30-day extension to which the City and Special Magistrate did not have an objection. Mr. Estopinal then stated that he was told the vehicle was removed so he was going to check.

The Special Magistrate granted a 30-day extension.

9. POLANCO / CASE NO. 24-19505 / 2398 SE MASLAN AVE

Code Compliance Specialist Polanco 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 Ina Mattis, who stated the money was granted, but she was told she had to come to the hearing, and that she met with the roofers yesterday who informed that her house was next. Code Compliance Supervisor Aaron Biehl recommended a 2-3 month extension.

The Special Magistrate granted a 90-day extension.

9. Code Violations Special Requests

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

[2025-215](#)

There was nothing to be heard under this item.

10. Certification of Fines

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

[2025-216](#)

There was nothing to be heard under this item.

11. Certification of Fines Special Requests

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

[2025-217](#)

26. CERAMI / CASE NO. 24-17952 / 444 SW CRAWFISH DR

Code Compliance Specialist Cerami 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. She certified the fine in the amount of \$75/day, up to a maximum of \$7,500, and \$225 for repairs, in addition to the administrative costs of \$411.

27. KASHATUS / CASE NO. 24-10813 / 1633 SE SHEPARD LN

Code Compliance Specialist 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. (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. She certified the fine in the amount of \$125/day, up to a maximum of \$12,500, and \$4,900 for repairs, in addition to the administrative costs of \$411.

28. POLANCO / CASE NO. 24-17231 / 1562 SE COLLETTE CIR

Code Compliance Specialist Polanco 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. She certified the fine in the amount of \$150/day and the cost of repairs to bring the property into compliance, 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 bring it into compliance and maintain the high grass and weeds.

29. WISE / CASE NO. 24-15947 / 3849 SW MCKIM ST

Code Compliance Specialist 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 \$25/day, up to a maximum of \$2,500, in addition to the administrative costs of \$411.

12. 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 she responded in the negative.

13. Introduction of Cases Without Parties Present

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

24-19349	1387 SW Chase Rd
24-19365	991 SW Versailles Ave
24-14495	1714 SE Clearmont St
24-19094	2098 SE Floresta Dr
24-16677	1782 SW Ardmore St
24-13267	2371 SE Mariola Ave
24-16339	982 SW Alcantarra Blvd
24-19646	3838 SW Haines St
24-19896	3614 SW Viceroy St
25-00045	3650 SW Darwin Blvd
23-18452	542 SE Seahouse Dr
24-12265	1642 SE Mariner Ln
24-14902	755 SE Albatross Ave
24-14975	722 SE Sweetbay Ave
24-15675	1126 SE Clifton Ln
24-16381	870 SE Proctor Ln
24-11691	944 SW Bay State Rd
24-18240	838 SW Paul Revere Ter

14. Public to be Heard

There were no public comments to be heard.

15. Adjourn

There being no further business, the meeting was adjourned at 10:09 a.m.

Jasmin De Freese, Deputy City Clerk