

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, April 1, 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 Kelly Rodriguez Esq. on April 1, 2026, at 9:04 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez Esq., Special Magistrate
Sara Brown, Project Coordinator
Wesley Armstrong, Code Compliance Supervisor
Aaron Biehl, Code Compliance Supervisor
Jeremy Kashatus, Code Compliance Officer
Greg Bender, Code Compliance Officer
Brandon Miller, Code Compliance 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

4.a Hear Approval of Minutes for 2/4/2026 and 3/4/2026 Cases
and Approve the Staff Recommendation

[2026-306](#)

The Special Magistrate approved the meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following cases were postponed; 25-18627, 25-18266, 25-14053.

Project Coordinator Brown indicated that the following cases were abated;

26-00251, 25-17510.

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

[2026-307](#)

9. KASHATUS / CASE NO. 26-00846 / 855 SW HAMBERLAND 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. He noted that the Public Works Department was conducting a maintenance program on the canal on that street, and an independent survey was conducted to determine the right-of-way obstruction. He stated that 9 of 11 homes had moved their fences, and that there was a conflict of interest between the City's survey and the survey that the Respondent has. He exhibited the location of the fence and informed of the lack of access that the surveyor had.

The Deputy City Clerk swore in Respondent Francis Hersey, who stated that he had received a survey when he purchased the house, and the pool company and fence company had used that survey, and he noted that he would be leaving in 15 days and would not return in October. He stated that he was advised that measurements should be 20ft and it was, and that he had spoken to Public Works once, who had advised him that they had spoken to Atlantic Fence and they would be moving the fence, but Atlantic Fence stated that they never spoke to her.

The Special Magistrate inquired whether a comparison had been made between the two surveys, to which Officer Kashatus responded in the affirmative. (Clerk's Note: A survey was exhibited at this time.) Mr. Hersey then informed of financial expenses that he currently had, noting that if he did not have these expenses, he would have paid to have it moved. The Special Magistrate advised Mr. Hersey that there was no one there to testify on his behalf and no evidence was provided, and unless he was able to provide evidence and/or testimony, there was nothing that he could find in his favor. Mr. Hersey inquired if the hearing could be postponed to allow time to survey the fence, to which Supervisor Armstrong stated that they were not in opposition, but reiterated that it was impeding the City's ability to maintain their property. The Special Magistrate recommended

also submitting an affidavit indicating that the location of the fence was proper, and then they could have another hearing. Supervisor Armstrong recommended finding a violation today with a 30-day compliance date, then once a survey was produced, if there was a difference between that and the City survey, then they could discuss the next steps.

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 May 1, 2026. He stated that either the fence would have to be moved or a survey would have to be submitted.

8. KASHATUS / CASE NO. 26-00546 / 992 SW HAAS 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 Deputy City Clerk swore in Respondent Jeremy Clerc, who stated that he would be taking care of the house numbers and he could get insurance & tags for 1 car, but he did not have the financial means to take care of the other car, so he would try to move it to the garage. The City recommended a 30-day compliance date.

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 May 1, 2026.

9. Code Violations Special Requests

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

[2026-308](#)

14. CAPP / CASE NO. 26-00228 / 1881 SW ELIJAH AVE

(Clerk's Note: Officer Miller presented on behalf of Officer Capp.)

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 April 8, 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.

16. MILLER / CASE NO.26-00591 / 820 SW THRIFT 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 April 8, 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.

10. Certification of Fines

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

[2026-309](#)

19. CERAMI / CASE NO. 25-15056 / 2441 SW WASHINGTON ST

(Clerk's Note: Supervisor Biehl presented the case on behalf of Officer Cerami.)

Supervisor Biehl 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 Alex Torres, who informed of personal situations and stated that he was trying to save the car for his father when he moved in with them, but could not register it due to funds. The Special Magistrate inquired if he had obtained insurance quotes, to which Mr. Torres responded in the negative due to already having a commercial policy for his other cars and the cost was expensive. The Special Magistrate informed of Florida State laws, and he inquired if the City would oppose to an extension, to which the City responded in the negative and noted that Mr. Torres could also move the vehicle indoors within a structure. Supervisor Armstrong clarified that this was a Certification of Fines hearing, and that he could receive more than 30 days due to this. (Clerk's Note: A date certain was not provided at this time.)

The Special Magistrate continued the case.

17. BENDER / CASE NO. 25-04558 / 1108 SW ESTAUGH AVE

Code Compliance Officer Bender 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 Melissa DeFrancesco and her mother Mikayla Trump-Chandler. Ms. DeFrancesco stated that the insurance company would be sending a check, but she is disputing the amount and contesting the claim, so she was in an appeal process. Ms. Trump-Chandler clarified that Ms. DeFrancesco had tried to work on this within 2 weeks of the tornadoes happening, and that she had never received any money even though claimed they sent it to her. She added that the insurance company had extended a forbearance until the end of May, and that the tarp that was originally on her roof that she was cited for was a temporary roof that was put up by the government program Blue Roof, and the insurance company had it removed to take pictures to give to the adjuster.

The Special Magistrate inquired as to how long the appeal would take, to which Ms. Trump-Chandler replied that the insurance company was saying May. The City recommended extending this hearing to the end of May, and upon discussion, a 60-day extension was agreed upon.

The Special Magistrate continued the case for 60 days.

11. Certification of Fines Special Requests

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

[2026-310](#)

20. BENDER / CASE NO. 25-18325 / 1117 SW JENNIFER AVE

Code Compliance Officer Bender 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 repair costs of \$225 and administrative costs of \$411.

21. KASHATUS / CASE NO. 25-10947 / 426 SW KABOT

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. (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 \$50,000, in addition to repair costs of \$225 and 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.

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 he responded in the negative.

13. Introduction of Cases Without Parties Present

Supervisor 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 April 8, 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:

25-00557 5810 NW Fall Flower Ln
26-00975 1965 SW Idaho Ln
26-00771 1111 SW Midland Ln
25-16425 1733 SW Commargo St
25-17370 3633 SW Carmody St
25-17598 1833 SW Penrose Ave
26-01505 548 SW Haldon Ave

Supervisor 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.

25-18325 1117 SW Jennifer Ave

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 10:20 a.m.

Jasmin De Freese, Deputy City Clerk