

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, January 15, 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 on January 15, 2025, at 9:00 a.m., at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis, Special Magistrate

Sara Brown, Neighborhood Services Department Project Coordinator

Evelyn Rojas, Lien Services, Finance

Camille Wallace, Deputy Director of the Neighborhood Services Department

Steve Owens, Code Compliance Supervisor

Aaron Biehl, Code Compliance Supervisor

Michael Dickerson, Code Compliance Officer

Matthew Williams, Code Compliance Officer

Melissa Huckstable, Code Compliance Officer

Catherine Laird, Code Compliance Officer

Richard Shiller, Deputy City Attorney

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 Code Compliance Officers.

4. Approval of Minutes

There was nothing scheduled under this portion of the agenda.

5. Late Abatements and/or Postponements

Ms. Brown indicated that there were two postponements: Case No. 24-14714 and Case No. 24-19254; and nine late abatements: Case No. 24-016356; Case No. 24-17853; Case No. 24-18939; Case No. 24-12858; Case No. 24-12024; Case No. 24-16611; Case No. 24-18527; Case No. 21-04133; and Case No. 24-12513.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

The Special Magistrate indicated he would hear Agenda Item 13 at this time.

8. Code Violations Cases

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

[2025-040](#)

DICKERSON 24-04590 8890 S. US HIGHWAY 1

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Ronald Hansraj and Tatiana Reed. Mr. Hansraj indicated that the tenant was refusing to remove the vehicles. Ms. Reed stated that her grandfather, Mr. Hansraj was trying to maintain as respectful as possible to have a good tenant-landlord relationship. Officer Dickerson advised Mr. Hansraj had done everything to conform to the Site Plan, but the tenant continued to disregard the violations. He explained that the tenant continues to park vehicles all over the property. The Special Magistrate asked Mr. Hansraj if he was considering evicting the tenant, to which Ms. Reed stated she was working with her mother to initiate the eviction process.

The Special Magistrate inquired if 90 days would be sufficient to get things done, to which Officer Dickerson stated that he had no objection.

The Special Magistrate provided a continuance date of April 16, 2025, and noted he would like to see a good-faith effort in the filing of the eviction. He asked if there was anything else that could be done before the next hearing, to which Officer Dickerson asked if the open storage could be addressed around the building. The Special Magistrate stated he would like to hear what the Respondent accomplished between now and April 16th.

DICKERSON 24-14114 1924 SW GATLIN BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and staff's recommendation into the record. He

presented the photos that were taken at the time of the inspection showing the subject property and provided an explanation of his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Brad Moore, who explained he missed part of the landscaping and thought they had corrected all of it. He mentioned they replaced part of the hedge and would have the additional missing bushes replaced. Mr. Moore stated that they were planning on having the asphalt resealed and recoated and the parking lot striped. He stated that unfortunately because of the three businesses at the site, they would prefer not to shut the site down. Mr. Moore stated he would like an opportunity to bring the property into compliance.

The Special Magistrate asked what portion of the violations would require a permit, to which Officer Dickerson stated he did not believe a permit would be required since it was already on the Site Plan. He asked Mr. Moore how much more time he needed to get the property into compliance, to which he responded it would be done within the next 30 days.

The Special Magistrate found proper notice and stated Mr. Moore was present on behalf of the LLC. He stated that based on the evidence and testimony, he found that the violations remained and provided the Respondent with a 90-day continuance, April 16, 2025, and if compliance was not achieved by that date, the Respondent would be ordered to pay a daily fine in the amount of \$175, not to exceed \$17,500 along with the \$411 administrative costs.

DICKERSON	24-15239	2699 SE DOMINA RD.
&		
DICKERSON	24-15241	2073 SW HAYWORTH AVE.

(Clerk's Note: These properties are both owned by the same Respondent.)

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentations and staff's recommendations into the record. He presented the photos taken of the inspection showing the subject properties and explained his investigation findings.

At this time, Mr. Dickerson requested that Case Number 24-15245 be a Late Abatement, to which Special Magistrate Davis agreed.

Mr. Dickerson reported that last week he and Supervisor Owens met with

the Respondent to go over the pending violations. He reported that the Respondent placed the "No Parking" signs in the area, but other violations remain.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Clarens Severe, he indicated that he met with the City and stated that after placing the signs no one is parking in the area anymore. Mr. Severe explained that he was informed the swale needed to be cleaned. He reported that he cleaned the swale this morning and stated he did not know what else to do. The Special Magistrate asked if he had provided the City with an opportunity to review what he had done, to which Mr. Severe explained that he sent photos of what he accomplished that morning.

Supervisor Owens stated they would be willing to abate the Site Triangle Violation because parking had been resolved but noted that the stabilization of the side was required by the City Code. He indicated they would like to move forward with Violation Section 56.25 (b) for both cases.

The Special Magistrate inquired if the other violations had been abated or complied with, to which Officer Dickerson responded in the affirmative.

The Special Magistrate stated he would provide the Respondent with the opportunity to fill in the right-of-way with sod and granted him a 60-day extension to make these improvements.

For both cases, the Special Magistrate found that the City had proper notice and that the properties remained in violation of Section 56.25(b) and required compliance by March 14, 2025. If compliance was not achieved by March 14, 2025, for each case, he will assess a daily fine of \$25/day, not to exceed \$2,500 along with \$411 in administrative fees.

OWENS	24-05974	1641 SW SOUTH MACEDO BLVD.
&		
OWENS	24-05976	1621 SW SOUTH MACEDO BLVD.

(Clerk's Note: These properties are both owned by the same Respondent.)

Code Compliance Supervisor Steve Owens, previously sworn, read the case presentations and staff's recommendations into the record. He presented the photos taken of the inspections showing the subject properties and explained his investigation findings.

The Deputy City Clerk administered the Oath of Testimony to Paul Lucas

and reported that they were rental properties. He indicated that he has taken care of the Landscaping and met with the City to discuss the Site Plan. Mr. Lucas stated that he still needed to clean up 1621 SW South Macedo Blvd and that the current signage was Window Perforated 50/50 thus making the signage less than 40%. Supervisor Owens stated if the Respondent had paperwork concluding that the signage was Perforated 50/50, he would be willing to abate the violation. Mr. Lucas provided the necessary documentation, and it was made part of the record.

The Special Magistrate indicated that they were abating violation Section 155.04(B)(18) Window Signs for Case Number 24-05976, to which Supervisor Owens agreed.

Mr. Lucas requested additional time to review the Site Plan to discuss the fencing. Supervisor Owens stated he would be comfortable with providing a 60-day extension for both cases.

The Special Magistrate found proper notice for both cases and based on the evidence and testimony the cases remained in violation. He confirmed that the violation Section 155.04(B)(18) was abated under Case Number 24-05976. He provided a compliance date for the remaining violations of both cases of March 14, 2025, if not in compliance for case number 24-05974, there would be a daily fine in the amount of \$50, not to exceed \$5,000 and for Case Number 24-05976, there would be a daily fine in the amount of \$75, not to exceed \$7,500 along with one assessment of the \$411 administrative fee to cover both cases.

OWENS	24-10304	1622 SW BILTMORE ST.
&		
OWENS	24-10305	1646 SW BILTMORE ST.

(Clerk's Note: These properties are both owned by the same Respondent.)

Code Compliance Supervisor Steve Owens, previously sworn, read the case presentations and staff's recommendations into the record. He presented the photos taken of the inspections showing the subject properties and explained his investigation findings.

The Deputy City Clerk administered the Oath of Testimony to Victor Rodriguez, who reported that he took care of the 8-foot fence, cleaned up the lake area, and removed the trees. He stated that they would focus on the front of the swale. Mr. Rodriguez explained that they were researching if they could add "do not park sign/will tow" signs in the area. He indicated that the violations were previously cleared by the code enforcement officer and that costs were incurred in complying. Mr. Rodriguez stated that they

would continue to actively seek compliance for all violations. He requested a 90-day extension to work on the landscaping and to modify the location of the dumpster. Mr. Rodriguez indicated that the window signage was the same as Mr. Lucas', to which Supervisor Owens requested that the Respondent provide a letter stating the window signage was installed perforated. Supervisor Owens also explained that the Respondent may need to hire an architect to modify the dumpster location and seek an amendment to the Site Plan.

Supervisor Owens agreed to a 90-day extension if there was active progress compliance with the violations, to which the Respondent agreed.

The Special Magistrate found proper notice for both cases and based on the evidence and testimony the cases remained in violation. He provided a compliance date for the remaining violations for both cases of April 16, 2025, if not in compliance for case number 24-10305, there would be a daily fine in the amount of \$300, not to exceed \$30,000 and for case number 24-10304, there would be a daily fine in the amount of \$250, not to exceed \$25,000 along with one assessment of the \$411 administrative costs to cover both cases.

WILLIAMS 24-16205 1042 SW JACQUELINE AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Christopher Hall, who explained that the current culvert was temporary. He stated there had never been any sod installed in the area and that he was unsure when he would be able to afford a driveway but would be open to get a permit.

The Special Magistrate found that the City had proper notice and based on the evidence the property was properly noticed and remained in violation. The Special Magistrate extended the compliance date to March 14, 2025, and if compliance was not achieved a daily fine in the amount of \$75/day would be due every day the violation continued, not to exceed \$7,500 along with the administrative cost of \$411.

The Respondent inquired what the compliance was for and if it was to obtain the permit, to which the Special Magistrate explained that it was compliance to getting the property into compliance. He asked if he would

be required to install the driveway, to which the Special Magistrate explained he needed to comply with the violations.

Aaron Biehl, Code Compliance Supervisor stated that the Respondent did not need to get a permit for the driveway and only needed to remove the culvert pipe and stop accessing the property from that area.

WILLIAMS 24-17213 274 SW AIRVIEW AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to the Respondent, Nicole Katherine Basil, who stated that the violation of the expired tag was rectified. Officer Williams stated he could confirm once the Respondent placed the sticker on the vehicle. The Respondent reported that all vehicles were registered and insured. She reported that it would cost her \$4,000 to fix the swale and culvert and another \$4,000 to extend her driveway. Ms. Basil stated she had just started a new job and was waiting for her job's sign-on bonus.

The Special Magistrate found that the City had proper notice and based on the evidence the property was properly noticed and remained in violation of Section 56.22(b) and 41.08(E). The Special Magistrate stated that with violation Section 41.08(E) all the Respondent needed to do was communicate with Officer Williams to confirm that she had the new tag. He extended the compliance date to June 13, 2025, and if compliance was not achieved a daily fine in the amount of \$25/day would be due every day the violation continued, not to exceed \$2,500 along with the administrative cost of \$411.

9. Code Violations Special Requests

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

[2025-041](#)

WILLIAMS 24-18676 1782 SW CLOVERLEAF ST.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings. Officer Williams noted that there had been no significant improvement to meet compliance. He indicated that all violations posed a threat to public health,

safety, and welfare.

The Deputy City Clerk administered the Oath of Testimony to the Respondent, Joyce Osika, who stated that none of the outside debris was garbage and explained that she was struggling financially.

The Deputy City Clerk administered the Oath of Testimony to Code Compliance Officer Rachel Knaggs, who explained that the property has had active cases since 2013 and noted that this property was posing a threat.

The Respondent stated she did not remember the case from 2013, to which Officer Williams explained that in 2013 there was a case for open storage and high grass.

The Special Magistrate found that the City had proper notice and noted that the Respondent was present. He stated that based on the testimony and evidence he found that the property remained in violation as cited. The Special Magistrate found that the violation regarding the outside storage and waste and the high grass and weeds constitute a threat to the public health, safety and welfare and ordered compliance by January 22, 2025. If not in compliance by January 22, 2025, then a daily fine in the amount of \$100 would be assessed until compliance or until the maximum fine of \$10,000 has been assessed. The Special Magistrate ordered that the Respondent pay the administrative cost of \$411 if compliance was not achieved by January 22, 2025. He authorized the City to enter the property after January 22, 2025, to abate the health, safety, and welfare violations and assess the appropriate costs.

WILLIAMS 24-13236 245 SW TULIP BLVD.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate advised that the Respondent was absent and found the City had proper notice. He noted that based on the testimony and evidence, he found the property remained in violation regarding high grass and weeds constituting a threat to the public health, safety and welfare and granted the relief requested by the City.

WILLIAMS 24-18622 249 SW GLENWOOD DR.

Code Compliance Officer Matthew Williams, previously sworn, read the

case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Special Magistrate advised that the Respondent was absent and found the City had proper notice. He noted that based on the testimony and evidence, he found the property remains in violation regarding high grass and weeds constituting a threat to the public health, safety and welfare and granted the relief requested by the City.

10. Vacant Lot Violations

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

[2025-042](#)

(Clerk's Note: There were no cases heard under this section of the Agenda.)

11. Certification of Fines

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

[2025-043](#)

DICKERSON 22-05463 356 SE PORT ST. LUCIE BLVD.

Code Compliance Officer Michael Dickerson, previously sworn, read the case presentation and Staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Jeff Bobo and Ashley Ledlow. Mr. Bobo reported that they recently received the permit and explained that they were waiting for construction to begin.

The Special Magistrate asked if the City wanted to Certify the Fine or continue the matter, to which Officer Dickerson stated they would agree to continue. He asked if they could not take any action until the contractor notified Officer Dickerson as to the date of commencement of construction work, to which Officer Dickerson agreed.

HUCKSTABLE 24-06291 3453 SW DARWIN BLVD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

The Deputy City Clerk provided the Oath of Testimony to Eugene Oskash, who explained that they had contracted a company to get a new well. He stated that they needed a water pump and hired an electric company, and they were denied a permit due to load calculation. Mr. Oskash explained that they did not have any building records from 2007. He stated that he had to switch contractors and recently found one to complete the job. Mr. Oskash advised that it costs \$30,000 to restore the landscaping after the pump is installed. He asked for additional time, to which the Special Magistrate agreed to continue to the March 19, 2025, Special Magistrate Hearing Agenda.

HUCKSTABLE 24-07542 2890 SW PORT ST. LUCIE BLVD.

Code Compliance Officer Melissa Huckstable, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

Brad Moore, previously sworn, was present on behalf of the Respondent and indicated that to redo all the landscaping they received a quote in the amount of \$20,000. He advised that it was difficult to install a hedge row based on the two live oaks on both sides and noted that he was working with the City.

The Special Magistrate asked how much more time he needed, to which Mr. Moore asked for 60 days. Supervisor Owens requested that Mr. Moore continue contact with the City and follow up with the Planning and Zoning documentation. The Special Magistrate continued the case to the March 19, 2025, Special Magistrate Hearing Agenda.

LAIRD 24-14174 119 SW CASHMERE BLVD.

Code Compliance Officer Catherine Laird, previously sworn, read the case presentation and Staff's recommendation into the record. She presented the photos that were taken at the time of the inspection showing the subject property and explained her investigation findings.

Mr. Moore was present on behalf of the Respondent and indicated there were two hedge rows against the parking area and another out towards the road. He stated that he was working with the same landscape company to find the necessary solution. The Special Magistrate asked if he was working with the City and asked if it would be beneficial to continue until March, to which Mr. Moore responded in the affirmative. Mr. Moore advised that the sign needed to be updated also. The Special Magistrate

continued this case to the March 19, 2025, Special Magistrate Hearing Agenda.

WILLIAMS 23-16467 243 SW STATLER AVE.

Code Compliance Officer Matthew Williams, previously sworn, read the case presentation and staff's recommendation into the record. He presented the photos that were taken at the time of the inspection showing the subject property and explained his investigation findings. Officer Williams indicated that the Roof and/or Drainage in Need of Maintenance Violation was brought to compliance and noted that the fine should be reduced to \$100/daily fine. He noted that it was a hazard to live in the home.

The Deputy City Clerk administered the Oath of Testimony to Ilise Desanti and Stefanie Desanti. Stefanie stated they were working with a non-profit organization, but they stopped answering their calls. She explained that they were strapped for money and were hoping to get money in the coming months to fix the siding of the structure.

Officer Williams indicated the City was not trying to bankrupt the residents but noted that the case had been maxed out three additional times.

Camille Wallace, Deputy Director of Neighborhood Services, advised that the Department would be hosting a public information session for the new SHIP funds on January 17, 2025, at 11 am and 6 pm.

Officer Williams advised he would open a new case to allow him to work with the Respondent and provide additional time for them to fix the home.

The Special Magistrate found proper notice and that the property remains in violation except for City Code Section 41.10(G) Exterior Structure – Roof and/or Drainage in Need of Maintenance. He certified the fine as requested by the City and closed the case.

12. Certification of Fines Special Requests

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

[2025-044](#)

(Clerk's Note: There were no cases heard under this section of the Agenda.)

13. Modification Requests

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

[2025-050](#)

Recommendation

Evelyn Rojas, Lien Services, Finance, stated that the Modification requests on the agenda, Case No. 23-07244; Case No. 23-18134; Case No. 18-08994; Case No. 21-03535; Case No. 22-00248; Case No. 22-04565; Case No. 23-05329; Case No. 23-16431; and Case No. 22-29841 BL 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. The Special Magistrate stated he would grant the modification and sign the appropriate modification order.

14. Vacate Requests

14.a Hear Vacate Requests Cases and Approve the Staff[2025-051](#)

Recommendation

Evelyn Rojas, Lien Services, Finance, stated that the Vacate requests on the agenda, Case No. 00/11-0110; and Case No. 24-09136 were found by the City to be invalid and required a Special Magistrate signature. The Special Magistrate stated he would grant the vacate requests and sign the appropriate orders.

(Clerk's Note: Item 11a was heard at this time.)

15. 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.

16. Introduction of Cases Without Parties Present

The cases without parties present:

Code Violations:

24-016356 2056 SE June Park Dr.

24-13709	2802 SW Port St. Lucie Blvd.
24-17649	440 NW Peacock Blvd.
24-15230	9526 S. US Highway 1
24-12961	1042 SW Jeanette Ave.
24-14844	2450 SE Stonecrop St.
24-15225	1955 SW Castinet Ln.
24-18131	374 SW Homeland Rd.
24-18407	350 SW Bridgeport Dr.
24-18496	2582 SW Cooper Ln.

Vacant Lot Violations:

24-09848	991 SE Candle Ave.
24-17723	6130 NW Nolia Ct.
24-17833	738 SW Hoffenberg Ave.
24-17291	4031 SW Rosser Blvd.
24-18587	3277 SE Pinto St.
24-18611	691 SW Addie St.
24-18704	2903 SE Pier St.
24-18705	1582 SW Minorca Ave.
24-18706	314 SW Saginaw Ave.
24-18707	294 SW Saginaw Ave.
24-18879	268 SE Todd Ave.
24-18880	1908 SW Import Dr.
24-18881	5136 NW Rugby Dr.
24-18935	6782 NW Abigail Ave.

Certification of Fines:

24-9754	2780 SE Morningside Blvd.
24-14812	1985 SW Capeador St.
24-14814	1526 SW Paar Dr.
24-14815	1874 SE Mantua St.
24-16290	149 NW Bayshore Blvd.
24-00631	2001 SE Port St. Lucie Blvd.
24-14408	10585 S. US Highway 1
24-05382	1741 SW Anderson St.
24-10095	307 SW Belmont Cir.
24-12695	1633 SW Bellevue Ave.

The Special Magistrate indicated he would sign the appropriate orders for the above cases.

17. Public to be Heard

There were no comments from the public.

18. Adjourn

There being no further business, the meeting was adjourned at 12:06 p.m.

Daisy Ruiz, Deputy City Clerk