

# City of Port St. Lucie

## Special Magistrate Hearing

### Meeting Minutes - Draft

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

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**Wednesday, February 4, 2026**

**9:00 AM**

**City Hall, Council Chambers**

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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 on February 4, 2026, at 9:00 a.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Kelly Rodriguez, Special Magistrate

Sara Brown, Project Coordinator

Rachel Francois Dieujuste, Code Compliance Standards Associate

Richard Shiller, Deputy City Attorney

Various Code Compliance Officers

Shanna Donleavy, 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 staff.

4. Approval of Minutes

There was nothing scheduled under this item.

5. Late Abatements and/or Postponements

Ms. Francois Dieujuste informed the Special Magistrate that Case 25-16865 was a late abatement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

(Clerk's Note: Cases were heard as they signed into the hearing.)

8. Code Violations

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

[2026-139](#)

Recommendation

There was nothing scheduled under this item.

9. Code Violations Special Requests

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

[2026-140](#)

Peco 25-10168 250 SW Pagoda Ter

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Peco, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Deputy City Clerk swore in Michael Nelson stated that he has been working on clearing the property and repairing the fence & shingles.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of February 19, 2026.

Capp 25-17989 1111 SW Midland Ln

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Capp, previously sworn, read the case presentation and staff's recommendations into the record. She presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found proper notice, found that the property remained in violation and set a compliance date of February 11, 2026, if not in compliance by that date he would grant all relief requested by the City.

10. How Parties are Notified

Ms. Francois Dieujuste 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. She requested that the Clerk enter the cases into the record and asked the Special Magistrate if he had any questions on cases where parties were not present. The Special Magistrate replied in the negative and added that he would sign the appropriate orders.

11. Introduction of Cases Without Parties Present

There was nothing heard under this item.

12. Public to be Heard

There was nothing heard under this item.

13. Adjourn

There being no further business, the meeting was adjourned at 9:26 a.m.

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Shanna Donleavy, Deputy City Clerk