

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes - Final

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

Wednesday, August 13, 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 August 13, 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, Special Magistrate
Sara Brown, Project Coordinator
Alyssa Lunin, Senior 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

4.a Hear Approval of Minutes for 6/18/2025 Cases and Approve
the Staff Recommendation

[2025-746](#)

The Special Magistrate approved the minutes.

5. Late Abatements and/or Postponements

Ms. Brown informed the Special Magistrate that Case #35, 24-17479 was a postponement.

6. Approval of Agenda

The Special Magistrate approved the agenda.

7. Introduction of Cases

8. Solid Waste Certification of Fines

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

[2025-747](#)

Ms. Brown read the following Solid Waste violations into the record, as well as how the Respondents were notified:

25-07201 253 NW Floresta Dr
25-08045 1944 SW Breezeway St

The Special Magistrate stated that proper notice was achieved & he would sign the orders.

9. Code Violations

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

[2025-748](#)

Dickerson 25-07309 2130 SE Hayworth Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. Wesley Armstrong, Code Compliance Manager, informed the Special Magistrate that under the old process, the fine maxed out therefore a new case was generated and this case will remain open until compliance is achieved. Mr. Dickerson informed the Special Magistrate that no changes have been made.

The Deputy City Clerk swore in Chester & Zarmina Archer who appeared via Zoom. They stated that they had hired an engineer and were breaking one of the structures down. They added that they were looking to amend the Site Plan.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He accepted the City's recommendation to set August 20, 2025, as the compliance date.

Dickerson 24-10806 1801 SE Hillmoor Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Dickerson, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the Respondent had been working on the site therefore he removed the violation under Section 158.232.

Gary Simmons, attorney, informed the Special Magistrate that the client had agreed to pay \$60,000/year towards the work that is needed for

compliance, under a five-phase plan to be completed in 2027.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation except for Section 158.232. He set a compliance date for August 13, 2026.

Williams 25-04436 756 SE Port St. Lucie Blvd

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

The Deputy City Clerk swore in Adrienne Bucchi who stated that she had no problem planting Crepe Myrtle trees opposed to Oak trees. Mr. Wesley stated that the process to change the trees on the site may be a long, costly process but it would be up to the Planning & Zoning Department.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Herzog 25-04980 1343 SW Bellevue Ave

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

The Deputy City Clerk swore in Reyne Brezinski who stated that she was having issues receiving aid from FEMA. (Clerk's Note: She provided paperwork to staff and the Special Magistrate.) Mr. Armstrong stated that the roof may not be covered under the FEMA act and staff would discuss potential, upcoming funding through the City.

The Special Magistrate continued the case for six months.

Cerami 25-03555 1826 SW Capehart Ave

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

The Deputy City Clerk swore in Kelly Forbes who stated that she was having an insurance issue and her attorney would be filing suit against them.

The Special Magistrate continued the case to November 12, 2025.

Dickerson 25-05986 2355 SE Seafury Ln

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

The Deputy City Clerk swore in Jeffrey Miller who stated that his property was highly maintained and felt that the original trees had destroyed his parking lot. He wanted to work with the City on planting a different species. He stated that hedging blocked his property, which was in a retail/commercial corridor, was not a productive method.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Herzog 25-09580 442 SW Tulip Blvd

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

The Deputy City Clerk swore in Reynaldo & Vilma Lima who stated that they had financial issues and could not insure the truck or pay for registration. City staff stated that the truck could be placed in the garage.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He accepted the City's recommendation & set a compliance date for August 20, 2025.

Herzog 25-08706 126 SW Tulip Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He explained that there were liens on the property going back to 2024.

The Deputy City Clerk swore in Devin Mills who stated that he tried to dig the culvert, but it refilled quickly. Mr. Mills & Mr. Armstrong discussed the driveway cracks as well as the culvert.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for October 15, 2025.

Diaz 24-17067 938 SW Bayshore Blvd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Diaz, 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 Rosie Baret who stated that the association held meetings regarding the property's landscaping, irrigation, etc., which the tenants had to pay into. She added that her window had been changed three times. She questioned why her window was in violation since the properties next to her had dark mirror tint on the window; she felt that she was targeted.

The Special Magistrate replied that he had numerous cases on agendas every week therefore he could not believe a specific property was targeted. Catherine Laird, Code Compliance Officer II, informed the Special Magistrate that the violation was complaint based & added that signage was mentioned in the ordinance, tint was not included.

Mr. Armstrong informed the Special Magistrate that three other parcels within the plaza had the same signage violations.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He set a compliance date for September 17, 2025.

10. Code Violations Special Requests

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

[2025-749](#)

Wise 25-09330 1654 SE Fallon Dr

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the

inspections showing the subject property and violations.

The Deputy City Clerk swore in Carol Velazquez who stated that she lived out of state and had financial issues but was trying to work on the property. She showed pictures proving that the grass had been cut.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for August 27, 2025.

Cerami 25-03554 1833 SW Capehart Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Cerami, previously sworn, read the case presentation and staff's recommendations into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations. He informed the Special Magistrate that the Respondent had pulled a permit and bought supplies, therefore he requested that the compliance date be the day after the expiration date of the permit.

The Special Magistrate found proper notice, found that the property remained in violation. He set a compliance date for November 18, 2025.

Herzog 25-09103 374 SW Homeland Rd

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Herzog, previously sworn, read the case presentation and staff's recommendations into the record. He 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 granted all relief requested by the City.

Wise 25-12626 311 SW Feldman Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Officer Wise, previously sworn, read the case presentation and staff's recommendations into the record. He 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 granted all relief requested by the City.

11. Vacant Lot Violations

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

[2025-750](#)

Recommendation

There were no presentations under this item.

12. Certification of Fines

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

[2025-751](#)

Recommendation

Diaz 24-10304 1622 SW Biltmore St & 24-10305 1646 SW
Biltmore St

(Clerk's Note: A PowerPoint was shown at this time. The above two cases were presented together as they were under the same owner.) Code Officer Diaz, previously sworn, read the case presentations, staff's recommendations, and the previous Special Magistrate's rulings 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 Victor Rodriguez who stated that they were currently working on the site but needed more time. He informed the Special Magistrate that he would have the tenant's cars towed if they were not removed.

The Special Magistrate found that proper notice was achieved, and that the property remained in violation. He continued both cases to November 12, 2025.

13. Certification of Fines Special Requests

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

[2025-752](#)

Herzog 25-04978 1681 SW Clover St

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Herzog, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

Wise 25-10913 450 SW Eyerly Ave

(Clerk's Note: A PowerPoint was shown at this time.) Code Specialist Wise, previously sworn, read the case presentation, staff's recommendations, and the previous Special Magistrate's ruling into the record. He presented photos that were taken at the time of the inspections showing the subject property and violations.

The Special Magistrate found that proper notice was achieved and found the property was not in compliance. He granted all the relief requested by the City, certifying the fine, assessing the abatement costs to date and awarding the administrative costs.

14. 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. 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.

15. Introduction of Cases Without Parties Present

The cases without parties were read into the record by Ms. Brown:

24-13204	4311 SW Darwin Blvd
24-18673	10135 S US Highway 1
24-19874	1900 SW Aledo Ln
25-07472	2780 SE Morningside Blvd
24-19115	2008 SW Hampshire Ln
25-03969	425 SW Tulip Blvd
25-03973	238 SW Cherry Hill Rd
25-08395	1786 SW Cycle St
25-09116	2457 SW Hinchman St
24-18069	742 SE Academy Ln
25-09115	2890 SW Port St. Lucie Blvd

25-12581	172 SW Crescent Ave
25-09352	2352 SE Melaleuca Blvd
25-09988	1311 SW Doric Ct
25-10699	1882 SW Angelico St
25-10799	4134 SW Baltic St
24-102024	1652 SW McAllister Ln

The Special Magistrate stated that he would sign the orders for the above cases.

16. Public to be Heard

There were no public comments to be heard.

17. Adjourn

There being no further business, the meeting was adjourned at 11:34 a.m.

Shanna Donleavy, Deputy City Clerk