

City of Port St. Lucie

Special Magistrate Hearing

Meeting Minutes

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

Wednesday, April 8, 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 Keith Davis on April 8, 2026, at 9:12 AM, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Present:

Keith Davis Esq., Special Magistrate
Sara Brown, Project Coordinator
Steve Owens, Code Compliance Supervisor
Rachel Knaggs, Code Compliance Officer
Michael Dickerson, Code Compliance Officer
Tyler Herzog, Code Compliance Officer
Evelyn Rojas, Lien Services Officer
Mathew Rouselle, Business Tax Compliance Officer
KeAndrea Davis, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk

2. Pledge of Allegiance

Special Magistrate Davis 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 and City staff.

4. Approval of Minutes

4.a Hear Approval of Minutes for 12/10/2025 and 1/21/2026

[2026-333](#)

Cases and Approve the Staff Recommendation

Special Magistrate Davis stated he has approved the December 10, 2025, and January 21, 2026, Special Magistrate Hearing minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that case numbers #25-07201, #26-00290, #26-00983, #26-00987, #25-12497, and #25-11647 were postponed; and case numbers #24-13180, #26-03291, and #25-18311 were abated.

6. Approval of Agenda

Special Magistrate Davis approved the Agenda.

7. Introduction of Cases

8. Business Tax - Determine Violation

8.a Hear Business Tax Case Presentations to Determine Violation
of City Code and Set Compliance Deadline[2026-321](#)

(Clerk's Note: The Business Tax cases were heard after the Modification Requests.)

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officer investigated the businesses and found violations do exist. A reasonable date for compliance was subsequently given, but upon re-investigation 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 one week from the hearing date to bring the property into compliance. Should compliance not be met, the City requests that a future hearing be scheduled to determine whether to impose a fine.

Project Coordinator Brown read into the record the following Business Tax cases without parties present, Agenda items 17 through 23:

BT-24-00333 - 1449 SE Appamattox Ter
BT-24-00223 - 303 SE Fisk Rd
BT-24-00259 - 1450 SW Herder Rd
BT-24-00373 - 613 SW Hillsboro Cir
BT-24-00048 - 3598 SW Rivera St
BT-24-00380 - 1774 SW Mackenzie St
BT-24-00328 - 1050 SW Mataro Ave

Special Magistrate Davis stated he will sign the appropriate orders.

9. Business Tax - Certification of Fines

9.a Hear Business Tax Certification of Fines Case Presentations
to Determine Compliance with City Code and Imposition of a
Fine[2026-322](#)

Business Tax Compliance Officer Mathew Rouselle noted that BT-24-00085 and BT-25-00690 have been abated. He read the following into the record: Regarding the following cases entered into public record, a

violation hearing was held and the date of compliance was issued by the Special Magistrate. Upon re-inspection by the Business Tax Compliance Officer, it has been 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.

Project Coordinator Brown read into the record the following Business Tax cases without parties present:

BT-25-00092 - 613 SW Hillsboro Cir
BT-24-00423 - 602 SE Ron Rico Ter
BT-24-00080 - 10807 SW Visconti Way

10. Solid Waste Certification of Fine

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

[2026-334](#)

(Clerk's Note: The Solid Waste Certification of Fines cases were heard first.)

The following Solid Waste Certification of Fines cases were read into the record by Project Coordinator Brown, as no one was present for these cases:

#25-18803 - 2441 SE West Blackwell Dr
#26-00221 - 4192 SW Winslow St
#25-18858 - 709 SE Calmoso Dr

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, the 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 dates and places of its posting. If the certification card was not returned to the Office of Solid Waste, 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 today's hearing are kept and maintained as public records of the City of Port St. Lucie's Office of Solid Waste.

Special Magistrate Davis stated he will sign the appropriate orders.

11. Modification Requests

11.a Hear Modification Requests Cases and Approve the Staff Recommendation

[2026-335](#)

(Clerk's Note: The Modification Requests cases were heard after the Solid Waste cases and before the Business Tax cases.)

Project Coordinator Brown read the following Modification Requests into the record:

#21-07668 - 2249 SE Friendship St
#16-05521 - 253 SE Floresta Dr
#23-01591 - 253 SE Floresta Dr
#23-11136 - 253 SE Floresta Dr
#24-12906 - 253 SE Floresta Dr
#24-19893 - 253 SE Floresta Dr
#25-07201 - 253 SE Floresta Dr
#25-04588 - 2302 SE Leithgow St
#24-31496-BL - 1631 SW Rutland St
#24-31590- BL - 10842 SW Tradition Pkwy
#23-30603-BL - 6501 NW Workshop Center Lndg

Evelyn Rojas, Lien Services Department, read the following into the record: These modifications were requested by the applicant. They are heard as a matter of City policy and are not mandated by Florida Statute. City Council holds these liens and they are considered to be assets of the City. Per City ordinance, the Special Magistrate has authority to modify these liens. Agenda items 4 through 14 have been agreed upon prior to this hearing and require an order to be signed by the Magistrate. Special Magistrate Davis stated he will sign the appropriate orders for these modification requests.

PARTIAL RELEASE REQUESTS

Ms. Rojas read the following into the record: Section 37.13 of the City Code provides the Special Magistrate may partially release a non-offending property from a lien on an offending property. In this case, the non-offending property is 2806 S US-1 Highway and the offending property is 517 NW Enterprise Drive. Both properties are owned by a company, Ivest LP, who submitted an application for a partial release, so they can sell the non-offending property and convey clear title. The liens will remain on the offending property until the violations have been

corrected and the fines have been paid. If the partial release is approved, the order will include provision and administrative hard costs attributed to the offending property, and must be paid by the applicant before the partial release is recorded.

Special Magistrate Davis stated he will sign the partial release requests. At this time, Ms. Rojas noted that these requests are for 517 NW Enterprise Drive and 513 NW Enterprise Drive.

12. Code Violations

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

[2026-336](#)

31. HERZOG / CASE NO. 25-16338 / 2457 SW MERCER ST

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property including the pavers, lights, and reflectors in violation - taken at the time of the inspections.

The Deputy City Clerk swore in Respondent Andrew Keshner, who explained that regarding Section 41.08(h)(1), pavers improve the safety. Placement alone is not a violation under the City Code, and the drainage channel remains functional. He stated that for Section 56.25(b), the swale was already stabilized and is functioning properly. Respondent Keshner indicated these are not violations of the City Code and requested the violations be dismissed.

Officer Rachel Knaggs explained how the swale area and system were designed for sod, and that only the round cement buttons are permitted in the swale area. Special Magistrate Davis and Officer Knaggs discussed the violations and code sections in more detail at this time.

Respondent Keshner stated it was safer for a car to pull over on the pavers versus uneven, muddy ground and the clay pavers are five feet away from the swale. Officer Knaggs reiterated that City Code states the entire section must be sodded.

Special Magistrate Davis and Officer Knaggs discussed permitting requirements and what was allowed in the swale area. Respondent Keshner stated that permits are only required for permanent structures. Officer Knaggs presented an aerial view of the subject property, showing the property line and swale area.

Special Magistrate found the City had proper notice. Based on the

testimony and evidence reviewed, he found the property remained in violation as cited and ordered a compliance deadline of June 5, 2026. He stated the City can re-notice the case, if it needs to be brought back.

30. DICKERSON / CASE NO. 26-00469 / 2732 SW CASELLA ST

Code Compliance Officer Michael Dickerson read the case presentation and Staff's recommendations into the record. He presented photos of the subject property taken at the time of the inspections. Code Compliance Officer Dickerson explained the Respondent is the new owner of the property and was unaware of the zoning status. He stated the Respondent is working with the Planning & Zoning department on compliance.

The Deputy City Clerk swore in Respondent Cory Fischman, who indicated he was made aware by the previous owner of some work that needed to be completed. He explained when he eventually saw the notice on the property, he immediately began working on compliance. Respondent Fischman stated he was also working on a Site Plan and requested additional time. The City did not oppose a 60 to 90 day extension.

Special Magistrate Davis found proper notice. He stated, based on the evidence, the property remains in violation as cited and set a compliance date of July 10, 2026. Special Magistrate Davis told the Respondent to stay in touch with the City if he finds he needs additional time.

At this time, Project Coordinator Brown noted that Case No. 25-18311 has been abated.

13. Code Violations Special Requests

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

[2026-337](#)

(Clerk's Note: The Code Violations Special Requests cases were heard after the Certification of Fines cases.)

39. PECO/OWENS / CASE NO. 26-04019 / 1331 SE LADNER ST

On behalf of Officer Peco, Supervisor Steve Owens read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on walls, posting of property, pool enclosure missing screens, storm shutters on windows, unmaintained pool, open storage, and exterior structure in need of maintenance - taken at the time of the inspections. Supervisor Owens struck violation 41.08(a) from the record. He noted the opaque screening was an attempt by the Respondent to secure the pool.

The Deputy City Clerk swore in Respondent Robert Karbacka, who explained he tried to secure the pool temporarily and that some of the panels have been rescreened. He stated he was also working on cleaning the pool. Respondent Karbacka discussed his hardships and health problems. He stated he was not ignoring the violations and was working towards compliance. He requested an extension of two weeks.

Special Magistrate Davis stated he would not grant extended time for the pool due to safety reasons and granted the City authority to abate the pool violations starting 4/9/2026. Officer Knaggs indicated the City was not opposed to granting additional time for the other violations, if the pool can be secured prior to the City's vendor being available to abate the violation. Special Magistrate Davis, the City, and Respondent Karbacka discussed the safety of the pool and what was required for compliance.

Respondent Karbacka asked for two days to finish repairing the screens. Supervisor Owens explained he will have to do the inspection tomorrow and the vendor will have to order the pool cover. Special Magistrate Davis stated he will sign that order.

14. Vacant Lot Violations

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

[2026-338](#)

There was nothing to be heard under this item.

15. Certification of Fines

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

[2026-339](#)

(Clerk's Note: The Certification of Fines cases were heard after the Code Violations cases.)

47. HERZOG / CASE NO. 25-14550 / 830 SW BELLEVUE AVE

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property, mildew on walls, open storage, and posting of property - taken at the time of the inspections. He stated the City has received multiple police reports of multi-family living, which has been confirmed.

The Deputy City Clerk swore in Respondent Fred Gill, who explained he has been trying to work on the violations, but he was in jail for 30 days and has medical conditions. He indicated his former girlfriend moved out, and

he has been trying to evict the other two women via the court system. Officer Herzog noted that the high grass and weeds have since been cut, otherwise no progress has been made.

Officer Knaggs stated that per the police reports, there were upwards of 5 to 6 people living in the home and the eviction process could take another 30 days. She recommended having the Respondent apply for a modification once he comes into compliance.

Special Magistrate Davis found the City has proper notice. He stated that based on the evidence, the property remains in violation and has not complied with the order. Special Magistrate Davis granted the relief requested by the City and certified the fine in the amount of \$75/day and \$411 in administrative costs. He explained the Respondent can reach out to the City for a modification once the property is in compliance.

16. Certification of Fines Special Requests

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

[2026-340](#)

48. HERZOG / CASE NO. 25-17139 / 750 SW MONSOON RD

Code Compliance Officer Tyler Herzog read the case presentation and Staff's recommendations into the record. He presented photos - of the subject property before and after the grass was cut by the City, and posting of property - taken at the time of the inspections.

Special Magistrate Davis noted the Respondent was not present and found the City to have property notice. He stated the property did not comply with the order from the 1/21/2026 violation hearing and the City abated the violation, as the property is now in compliance. Special Magistrate Davis assessed the abatement costs of \$225.00 and the administrative costs of \$411.00.

17. Vacant Lot Certification of Fines

- 17.a** Hear Vacant Lot Certification of Fines Cases and Approve the
Staff Recommendation

[2026-341](#)

17.a HEAR VACANT LOT CERTIFICATION OF FINES CASES AND
APPROVE THE STAFF RECOMMENDATION

There was nothing to be heard under this item.

18. How Parties are Notified

Project Coordinator Brown 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, the 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 dates 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 is 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.

19. Introduction of Cases Without Parties Present

Rachel Knaggs, Neighborhood Services, read the following into the record: Regarding the following cases entered into public record, our Code Compliance Officers inspected the properties and found violations do exist. A reasonable date for compliance was subsequently given, but upon reinspection 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 15, 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.

Project Coordinator Brown read the cases without parties present into the record:

#26-00281 - 2532 SW Warwick St

#25-14506 - 9000 S US Highway 1

#26-02145 - 3225 SW Port St. Lucie Blvd

#26-00886 - 217 SW Christmas Ter

#26-02197 - 4634 SW Ulster St

Special Magistrate Davis indicated he found proper notice for these cases, based on the process utilized by the City. He stated he will sign the appropriate orders, based on the testimony placed in each of the records.

CERTIFICATION OF FINES

Officer Knaggs 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.

#25-15448 - 615 NW Enterprise Dr

#24-05018 - 8896 S US Highway 1

#25-16265 - 1924 SW Gatlin Blvd

#25-08706 - 126 SW Tulip Blvd

#25-07692 - 5249 NW Gamma St

Special Magistrate Davis stated he found proper notice. Based on the testimony read into the record, he will certify the fines and sign the orders.

20. Public to be Heard

There were no comments from the public.

21. Adjourn

There being no further business, the hearing was adjourned at 10:35 AM.

Jasmin De Freese, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk