

City of Port St. Lucie
Special Magistrate Hearing
Meeting Minutes

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

Wednesday, March 11, 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 Esq. on March 11, 2026, at 9:02 a.m., 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
Wesley Armstrong, Code Compliance Supervisor
Melissa Huckstable, Code Compliance Officer
Greg Bender, Code Compliance Officer
Matthew Williams, Code Compliance Officer
Janna Williams, Lien Services 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 10/1/2025, 10/15/2025 and
11/12/2025 Cases and Approve the Staff Recommendation

[2026-233](#)

The Special Magistrate approved the meeting minutes as submitted.

5. Late Abatements and/or Postponements

Project Coordinator Brown indicated that the following case was postponed;
25-18042.

Project Coordinator Brown indicated that the following cases were abated;
BT-25-00775, 25-18302, and 26-00175.

6. Approval of Agenda

The Special Magistrate approved the agenda, as published.

7. Introduction of Cases

8. Solid Waste Certification of Fines

8.a Hear Solid Waste Certification of Fines Cases and Approve the Staff Recommendation[2026-234](#)

There was nothing to be heard under this item.

9. Code Violations

9.a Hear Code Violations Cases and Approve the Staff Recommendation[2026-235](#)

24. HUCKSTABLE / CASE NO. 26-00843 / 332 NW DORCHESTER ST

Code Compliance Officer Huckstable 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. She stated that the Building Inspector had informed her that there were 6 people and 2 dogs living there, and that the property caretaker confirmed that there were 4 people, then they said 5. She noted that there had been no contact with the homeowner until today, and that per Ordinance, you cannot have more than 2 unrelated people living in the home. Supervisor Armstrong discussed permitting, certifications, and reasonable accommodation requests for residential occupancies. Officer Huckstable stated that they found no evidence to show that there was an unlicensed facility being operated there, and that for compliance, any unrelated residents over the amount of 2 people must move out. The Special Magistrate advised that although they had stated that they moved, he would like the City to inspect the property and would make a compliance date to provide time.

The Deputy City Clerk swore in Respondents Keith Arrindell and Maria Ason. Ms. Ason stated that she complied with everything and moved out right away with 3 other people, and they now have 1 tenant there.

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 March 18, 2026. He stated that he would accept the City's recommendation and assess a daily fine in the amount of \$50 for every day the violation continues after the compliance deadline, not to exceed \$5,000, as well as the City's administrative cost in the amount of \$411.

26. WILLIAMS / CASE NO. 25-09748 / 207 SW PORT ST LUCIE BLVD

Code Compliance Officer Williams 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 none of the violations required a permit, and that there had been an adequate amount of time to correct the violations.

The Deputy City Clerk swore in Respondent Neel Patel, who stated that they had just finished the landscape and did not have the funds to do the rest, and that his father was the property owner and he had to go to India for some time for treatment. He stated that the dumpster corral door was damaged by FCC and that he had the building repainted, but the sprinklers keep making water spots. He also stated that he did not know about the stop sign, but in his first case the Site Plan did not show this so it may have been amended.

The Special Magistrate inquired with the City as to how long they think it would take to comply, to which the City replied that they would leave the decision to the Special Magistrate, but they did not object to a 60-day extension.

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 15, 2026. He stated that if compliance was not met, the City could re-notice the case.

10. Code Violations Special Requests

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

[2026-236](#)

There was nothing to be heard under this item.

11. Vacant Lot Violations

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

[2026-237](#)

There was nothing to be heard under this item.

12. Certification of Fines

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

[2026-238](#)

There was nothing to be heard under this item.

13. Certification of Fines Special Requests

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

[2026-239](#)

41. BENDER / CASE NO. 25-10038 / 2138 SW JANETTE 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. He noted that this had been abated and it is currently in compliance. Supervisor Armstrong stated that there had been a previous fence violation that had now been taken care of, so the City was looking to recoup those costs.

The Deputy City Clerk swore in Respondent Craig Dawson, who stated that he has now hired landscapers.

Based on the testimony and evidence presented, the Special Magistrate found that the property was now in compliance, but fees needed to be assessed. He certified the fine in the amount of \$225 for the November 17th abatement and administrative costs of \$411.

14. Vacant Lot Certification of Fines

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

[2026-240](#)

There was nothing to be heard under this item.

15. Determine Violation

- 15.a** Hear Case Presentations to Determine Violation of City Code
and Set Compliance Deadline

[2026-245](#)

The following Business Tax cases without parties present were read into the record by the Project Coordinator:

BT-25-00777 2200 SW Gatlin Blvd
BT-25-00086 500 NW Haven St
BT-25-00775 1225 SE Port St. Lucie Blvd
BT-25-00782 1319 SW South Macedo Blvd
BT-25-00751 542 NW University Blvd Ste 101

Business Tax Compliance Officer Mathew Rouselle read the following into the record: Regarding the following cases entered into public record, our Business Tax Compliance Officers investigated the businesses and found

violations to 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 1 week from their hearing date 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.

(Clerk's Note: The Project Coordinator then read how the parties were notified, item 17.)

(Clerk's Note: The following was added to the record for item #25.)

Supervisor Armstrong stated that for case 25-11937, a Joint Stipulation Agreement had been created, and the Special Magistrate stated that he would sign the agreement.

16. Modification Requests

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

[2026-246](#)

Janna Williams, Lien Services Department, stated that these modifications are 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 2 through 11.

17. 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.

18. Introduction of Cases Without Parties Present

Code Compliance 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 February 18, 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:

25-13936 1225 SE Port St. Lucie Blvd
25-18159 149 NW Bayshore Blvd
25-11440 1012 SW Jacqueline Ave
25-13646 1718 SW Carolina St
26-00238 774 SW Dalton Cir
25-18470 2625 SW Altamira Ave
25-18679 2821 SW Teulon Ct
26-00065 3324 SE East Snow Rd
25-00295 1636 SW Lexington Dr
26-00405 1892 SW Macarthur Ave
26-01061 1578 SW Paar Dr

19. Public to be Heard

There were no public comments to be heard.

20. Adjourn

There being no further business, the meeting was adjourned at 9:50 a.m.

Jasmin De Freese, Deputy City Clerk