

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 21, 2024 - 1:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

- | | | | |
|----|--------------------------------------|---|--|
| 1. | CASE NO.:
LTCL-2024-000055 | VIOLATION LOCATION (ADDRESS
PID):
904 N 12th St | INVESTIGATING
OFFICER:
Heather Debevec |
| 2. | CASE NO.:
LTCL-2024-000058 | VIOLATION LOCATION (ADDRESS
PID):
1005 Avenue H | INVESTIGATING
OFFICER:
Heather Debevec |
| 3. | CASE NO.:
LTCL-2024-000060 | VIOLATION LOCATION (ADDRESS
PID):
409 Cedar Pl | INVESTIGATING
OFFICER:
Heather Debevec |
| 4. | CASE NO.:
LTCL-2024-000024 | VIOLATION LOCATION (ADDRESS
PID):
722 S US Hwy 1 | INVESTIGATING
OFFICER:
Isaac Saucedo |
| 5. | CASE NO.:
LTCL-2024-000025 | VIOLATION LOCATION (ADDRESS
PID):
301 Florida Ave | INVESTIGATING
OFFICER:
Isaac Saucedo |

- | | | |
|-----|---|--|
| 6. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-000030PID):
1221 Seaway Dr | INVESTIGATING OFFICER:
Isaac Saucedo |
| 7. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-000040PID):
1012 N 13th St | INVESTIGATING OFFICER:
Isaac Saucedo |
| 8. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-23PID):
1034 Grandview Blvd | INVESTIGATING OFFICER:
Isaac Saucedo |
| 9. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-12PID):
1033 S Indian River Dr | INVESTIGATING OFFICER:
Isaac Saucedo |
| 10. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-36PID):
1224 Avenue G | INVESTIGATING OFFICER:
Isaac Saucedo |

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

9. **OTHER CASES**

- | | | |
|----|--|--|
| A. | CASE NO.: VIOLATION LOCATION (ADDRESS PID):
USB-2024-511007 AVENUE I | INVESTIGATING OFFICER:
Heather Debevec |
| B. | CASE NO.: VIOLATION LOCATION (ADDRESS
LTCL-2024-54PID):
1222 Avenue I (240480400120001) | INVESTIGATING OFFICER:
Heather Debevec |
| C. | CASE NO.: VIOLATION LOCATION (ADDRESS
PID):
LTCL-2024-65S Ocean Dr (240150200030009) | INVESTIGATING OFFICER:
Heather Debevec |

O.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-68 PID): 429 N 23rd Street	INVESTIGATING OFFICER: Charmaine Kirkland
P.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-71 PID): 310 N 25th Street	INVESTIGATING OFFICER: Charmaine Kirkland
Q.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-72 PID): 608 N 25th Street	INVESTIGATING OFFICER: Charmaine Kirkland
R.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-73 PID): 2703 Avenue G	INVESTIGATING OFFICER: Charmaine Kirkland
S.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-77 PID): 2511 Avenue F	INVESTIGATING OFFICER: Charmaine Kirkland
T.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-79 PID): 505 N 27th Street	INVESTIGATING OFFICER: Charmaine Kirkland
U.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-82 PID): 2710 Avenue E	INVESTIGATING OFFICER: Charmaine Kirkland
V.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-92 PID): 2802 Avenue H	INVESTIGATING OFFICER: Charmaine Kirkland
W.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-93 PID): 2802 Avenue H	INVESTIGATING OFFICER: Charmaine Kirkland
X.	CASE NO: VIOLATION LOCATION (ADDRESS LTCL-2024-94 PID): 2707 Avenue J	INVESTIGATING OFFICER: Charmaine Kirkland
Y.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-8Columbia Square Way	INVESTIGATING OFFICER: Isaac Saucedo
Z.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-39 PID): 916 N 13th St	INVESTIGATING OFFICER: Isaac Saucedo

AA.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-11PID): 525 N 16th Street	INVESTIGATING OFFICER: Isaac Saucedo
BB.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-27PID): 1323 N 21st St	INVESTIGATING OFFICER: Isaac Saucedo
CC.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-22PID): 2050 S US Highway 1	INVESTIGATING OFFICER: Isaac Saucedo
DD.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-26915 N 21st St	INVESTIGATING OFFICER: Isaac Saucedo
EE.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-24PID): 514 N US Hwy 1	INVESTIGATING OFFICER: Isaac Saucedo
FF.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-31PID): 222 S Ocean Dr	INVESTIGATING OFFICER: Isaac Saucedo
GG.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-37PID): 910 N 13th St	INVESTIGATING OFFICER: Isaac Saucedo
HH.	CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-38PID): 1214 Nobles Ter Unit: A	INVESTIGATING OFFICER: Isaac Saucedo
II.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-75 N 17th ST (2409-506-0029-000-3)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
JJ.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-76440 N 17th ST (2409-506-0023-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
KK.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-78421 N 16th ST (2409-506-0044-000-4)	INVESTIGATING OFFICER: Manuel Fernandez Jr.

LL.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-81414 N 21st ST (2409-603-0048-000-0)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
MM.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-83 TBD (2404-514-0070-000-5)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
NN.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-842001 Avenue I (2404-706-0001-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
OO.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-85 1705 Avenue G (2404-711-0028-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
PP.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-86N 18th ST (2404-711-0028-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
QQ.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-871804 Avenue E (2404-713-0002-000-9)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
RR.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-882005 Avenue E (2409-602-0227-000-6)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
SS.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-892712 S 17th ST (2421-511-0004-000-6)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
TT.	CASE NO.: VIOLATION LOCATION (ADDRESS PID): LTCL-2024-901807 Boston Ave (2409-701-0039-000-5)	INVESTIGATING OFFICER: Manuel Fernandez Jr.

10. **NEW BUSINESS**

11. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing - Nuisance Abatement

3. B. 1.

Meeting Date: 08/21/2024

Re: LTCL-2024-000055 - 904 N 12th St

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000055	904 N 12th St	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 29, 2024	certified / regular mail and posted property

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 9, 2024	certified / regular mail and posted property

POSTING DATE:	LAST INSPECTION DATE:
August 9, 2024	August 19, 2024

OWNER:

OWNER INFO:
 Shannon Bustamante
 316 Payne DR
 Miami Springs, FL 33166

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements-for less than 3-acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024 to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 10:52 AM

Special Magistrate Hearing - Nuisance Abatement

3. B. 2.

Meeting Date: 08/21/2024

Re: LTCL-2024-000058 - 1005 Avenue H

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000058	1005 Avenue H	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 29, 2024	certified / regular mail and posted property

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 9, 2024	certified / regular mail and posted property

POSTING DATE:	LAST INSPECTION DATE:
August 9, 2024	August 19, 2024

OWNER:

OWNER INFO:
 Michael & Jeremiah Mackey
 4439 NW Alsace AVE
 Pt. St. Lucie, FL 34983

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 01:22 PM

Special Magistrate Hearing - Nuisance Abatement

3. B. 3.

Meeting Date: 08/21/2024

Re: LTCL-2024-000060 - 409 Cedar PI

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000060	409 Cedar PI	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 29, 2024	certified / regular mail and posted property

NTA ISSUED DATE:	NTA SERVICE METHOD:
Augut 9, 2024	certified / regular mail and posted property

POSTING DATE:	LAST INSPECTION DATE:
August 9, 2024	August 19, 2024

OWNER:

OWNER INFO:
 Cedar Place LLC
 1860 SW Fountainview BLVD Ste 100
 Pt. St. Lucie, FL 34986

ADDITIONAL PARTY INFO:
 Genesis Law, PA
 1860 Fountainview BLVD Ste 100
 Pt. St. Lucie, FL 34986

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Special Magistrate Hearing - Nuisance Abatement

3. B. 4.

Meeting Date: 08/21/2024

Re: Case # LTCL-2024-000024 - 722 S US Highway 1

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000024	722 S US Hwy 1	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 25, 2025	Certified/Regular Mail/Property Posted

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 05, 2024	Certified/Regular Mail/Property Posted

POSTING DATE:	LAST INSPECTION DATE:

OWNER:

OWNER INFO:
 Eden's Cremation Society of FI LLC
 3750 N State Rd 7
 Lauderdale Lakes, FL 33319

ADDITIONAL PARTY INFO:
 Elijah Bell
 3750 N State Rd 7
 Lauderdale Lakes, FL 33319

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024 to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs and bushes and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 09:26 AM

Special Magistrate Hearing - Nuisance Abatement

3. B. 5.

Meeting Date: 08/21/2024

Re: Case # LTCL-2024-000025 - 301 Florida Ave

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000025	301 Florida Ave	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 26, 2024	Certified/Regular Mail/ Property Posted

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 05, 2024	Certified/Regular Mail/ Property Posted

POSTING DATE:	LAST INSPECTION DATE:

OWNER:

OWNER INFO:	ADDITIONAL PARTY INFO:
DDA Realty Group LLC	Anthony Gheri
11166 SW Lunata Way	11166 SW Lunata Way
Port Saint Lucie, FL 34987	Port Saint Lucie, FL 34987

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024 to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, bushes and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Special Magistrate Hearing - Nuisance Abatement

3. B. 6.

Meeting Date: 08/21/2024

Re: Case # LTCL-2024-000030 - 1221 Seaway Dr

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000030	1221 Seaway Dr	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 27, 2024	Certified/Regular Mail/Property Posted

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 5, 2024	Certified/Regular Mail/Property Posted

POSTING DATE:	LAST INSPECTION DATE:

OWNER:

OWNER INFO:	ADDITIONAL PARTY INFO:
Eva Valentine C/O Valentine Designs Inc 4127 Burns Rd Palm Beach Garden, FL 33410	

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, bushes and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Special Magistrate Hearing - Nuisance Abatement

3. B. 7.

Meeting Date: 08/21/2024

Re: Case # LTCL-2024-000040 - 1012 N 13th St

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-000040	1012 N 13th St	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 27, 2024	Certified/Regular Mail/Property Posted

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 5,2024	Certified/Regular Mail/Property Posted

POSTING DATE:	LAST INSPECTION DATE:

OWNER:

OWNER INFO:
 Joseph C Mercer
 Valerie J Mercer
 1108 Avenue D
 Fort Pierce, FL 34950

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b)(i-ii)-Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until August 28, 2024to:
 - Please cut all grass and weeds as needed. Trim all trees, shrubs, bushes and remove all trash and debris.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Special Magistrate Hearing - Nuisance Abatement

3. B. 8.

Meeting Date: 08/21/2024
Re: LTCL-2024-23 - 1034 Grandview Blvd
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-23	VIOLATION LOCATION (ADDRESS PID): 1034 Grandview Blvd	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 25, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Nancy V Grant(TR) Elizabeth V Hendrix(TR) 3590 Ranier DR NW Atlantic, GA 30327	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 08:35 AM

Special Magistrate Hearing - Nuisance Abatement

3. B. 9.

Meeting Date: 08/21/2024
Re: LTCL-2024-12 - 1033 S Indian River Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-12	VIOLATION LOCATION (ADDRESS PID): 1033 S Indian River Dr	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 24, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Luckner Gibbs Alex E Rinehart 1033 S Indian River Dr Fort Pierce, FL 34950	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 07/31/2024 11:48 AM

Special Magistrate Hearing - Nuisance Abatement

3. B. 10.

Meeting Date: 08/21/2024
Re: LTCL-2024-36 - 1224 Avenue G
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-36	1224 Avenue G	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 27, 2024	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE: August 5, 2024	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO:
Vincent Marcellino
8015 Plantation Lakes Dr
Port Saint Lucie, FL 34986

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 02:39 PM

Special Magistrate Hearing - Nuisance Abatement

9. A.

Meeting Date: 08/21/2024

Re: USB-2024-51 - 1007 AVENUE I

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
USB-2024-51	1007 AVENUE I	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Board Up	

DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 29, 2024	Certified and Regular mail and posted property

NTA ISSUED DATE:	NTA SERVICE METHOD:
August 9, 2024	Certified and Regular mail and posted property

POSTING DATE:	LAST INSPECTION DATE:
August 9, 2024	August 19, 2024

OWNER:

Owner Info:	Additional Party Info:
Oleine Filias	
1804 Enterprise Ave	
St Augustine, FL 32092	

VIOLATIONS:

Section 103-341 - Vacant Building

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given 7 days to:
 - All openings, including doors and windows, shall be provided with painted exterior-grade plywood closures, matched in color to the building, or covered utilizing a clear polycarbonate material unless the same are provided with awnings, storm panels, or other similar commercially available products designed for this intended use and installed in a workman like manner.
2. Failure to comply within the time provided will result in a fine of \$100.00 per day being assessed for each day the violation continues.
3. If the violation is not corrected within the time provided, the City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/29/2024 01:52 PM

Special Magistrate Hearing - Nuisance Abatement

9. B.

Meeting Date: 08/21/2024
Re: LTCL-2024-54 - 1222 Avenue I
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-54 **VIOLATION LOCATION (ADDRESS PID):** 1222 Avenue I (240480400120001) **INVESTIGATING OFFICER:** Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 29, 2024 **NOV SERVICE METHOD:** Certified and Regular mail / posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular mail / posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

Owner Info:
Jeremy Stevenson
914 Avenue I
Fort Pierce, FL 34950

VIOLATIONS:

Violation: 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/30/2024 08:03 AM

Special Magistrate Hearing - Nuisance Abatement

9. C.

Meeting Date: 08/21/2024
Re: LTCL-2024-65 - S Ocean Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-65 **VIOLATION LOCATION (ADDRESS PID):** S Ocean Dr (240150200030009) **INVESTIGATING OFFICER:** Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 30, 2024 **NOV SERVICE METHOD:** Certified / Regular mail and post property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified / Regular mail and post property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Stelly - Hoven Inc
4521 PGA BLVD Ste 201
Palm Beach Gardens, FL 33418

ADDITIONAL PARTY INFO: S. Tarr
4521 PGA BLVD #201
Palm Beach Gardens, FL 33418

VIOLATIONS:

24-19(11)(a)(b)(iv) - Nuisances: Landscaping requirements - for properties classified as wetlands or coastal properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/30/2024 03:53 PM

Special Magistrate Hearing - Nuisance Abatement

9. D.

Meeting Date: 08/21/2024
Re: LTCL-2024-67 - S Ocean Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-67 **VIOLATION LOCATION (ADDRESS PID):** S Ocean Dr (240150200010005) **INVESTIGATING OFFICER:** Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 31, 2024 **NOV SERVICE METHOD:** Certified / Registered mail / posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified / Registered mail / posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Stelly - Hoven Inc
4521 PGA BLVD Ste 201
Palm Beach Gardens, FL 33418

ADDITIONAL PARTY INFO: S. Tarr
4521 PGA BLVD #201
Palm Beach Gardens, FL 33418

VIOLATIONS:

24-19(11)(a)(b)(iv) - Nuisances: Landscaping requirements - for properties classified as wetlands or coastal properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/31/2024 03:09 PM

Special Magistrate Hearing - Nuisance Abatement

9. E.

Meeting Date: 08/21/2024
Re: LTCL-2024-52 - 951 N 12th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-52	951 N 12th St (2404-804-0020-000-0)	Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 29, 2024	NOV SERVICE METHOD: certified / regular mail and posted property
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NTA ISSUED DATE: August 9, 2024	NTA SERVICE METHOD: certified / regular mail and posted property
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POSTING DATE: August 9, 2024	LAST INSPECTION DATE: August 19, 2024
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OWNER:

OWNER INFO: Vincent Marcellino 8015 Plantation Lakes DR Pt. St. Lucie, FL 34986	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/31/2024 03:44 PM

Special Magistrate Hearing - Nuisance Abatement

9. F.

Meeting Date: 08/21/2024
Re: LTCL-2024-53 - 1021 N 12th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-53	VIOLATION LOCATION (ADDRESS PID): 1021 N 12th St	INVESTIGATING OFFICER: Heather Debevec
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 29, 2024 **NOV SERVICE METHOD:** certified / regular mail and posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** certified / regular mail and posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Vincent Marcellino 8015 Plantation Lakes DR Pt. St. Lucie, FL 34986	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 07/31/2024 04:04 PM

Special Magistrate Hearing - Nuisance Abatement

9. G.

Meeting Date: 08/21/2024
Re: LTCL-2024-56 - Avenue H
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-56 **VIOLATION LOCATION (ADDRESS PID):** Avenue H (24041800170009) **INVESTIGATING OFFICER:** Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 29, 2024 **NOV SERVICE METHOD:** certified / regular mail and posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** certified / regular mail and posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Willie E & Sarah Jones
108 S 20th ST
Fort Pierce, FL 34950 **ADDITIONAL PARTY INFO:**

VIOLATIONS:

24-19(11)(a)(b)-Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 11:25 AM

Special Magistrate Hearing - Nuisance Abatement

9. H.

Meeting Date: 08/21/2024
Re: LTCL-2024-57 - 1006 Avenue H
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-57	VIOLATION LOCATION (ADDRESS PID): 1006 Avenue H	INVESTIGATING OFFICER: Heather Debevec
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 29, 2024 **NOV SERVICE METHOD:** certified / regular mail and posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** certified / regular mail and posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Vincent Marcellino 8015 Plantation Lakes DR Pt. St. Lucie, FL 34986	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 12:00 PM

Special Magistrate Hearing - Nuisance Abatement

9. I.

Meeting Date: 08/21/2024
Re: LTCL-2024-59 - 416 Avenue D
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-59 **VIOLATION LOCATION (ADDRESS PID):** 416 Avenue D **INVESTIGATING OFFICER:** Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 29, 2024 **NOV SERVICE METHOD:** certified / regular mail and posted to property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** certified / regular mail and posted to property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:** August 19, 2024

OWNER:

OWNER INFO: Cedar Place LLC
1860 SW Fountainview BLVD Ste 100
Pt. St. Lucie, FL 34986

ADDITIONAL PARTY INFO: Genesis Law, PA
1860 Fountainview BLVD Ste 100
Pt. St. Lucie, FL 34986

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 01:33 PM

Special Magistrate Hearing - Nuisance Abatement

9. J.

Meeting Date: 08/21/2024
Re: LTCL-2024-32 - 1108 S Ocean Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-32	VIOLATION LOCATION (ADDRESS PID): 1108 S Ocean Dr	INVESTIGATING OFFICER: Heather Debevec
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CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 27, 2024	NOV SERVICE METHOD: certified / regular mail post property
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NTA ISSUED DATE: August 16, 2024	NTA SERVICE METHOD: certified / regular mail post property
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POSTING DATE: August 16, 2024	LAST INSPECTION DATE: August 26, 2024
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OWNER:

OWNER INFO: George Munne 1510 Thumb Point DR Fort Pierce, FL 34949	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/01/2024 02:47 PM

Special Magistrate Hearing - Nuisance Abatement

9. K.

Meeting Date: 08/21/2024
Re: LTCL-2024-68 - 429 N 29th Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-68	VIOLATION LOCATION (ADDRESS PID): 429 N 29th Street	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 31, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Lawerence J Lewis
Ola Johnson (EST)
Clara P Edward
1792 Walker Ave
Irvington, NJ 07111

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 07/31/2024 04:42 PM

Special Magistrate Hearing - Nuisance Abatement

9. L.

Meeting Date: 08/21/2024
Re: LTCL-2024-70 - 428 N 23rd Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-70 **VIOLATION LOCATION (ADDRESS PID):** 428 N 23rd Street **INVESTIGATING OFFICER:** Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 01, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: N 23rd Street LLC
175 SW 7th St Ste 2410
Miami, FL 33130

ADDITIONAL PARTY INFO: Kenner + Imparato PLLC
175 SW 7th Street Suite 2410
Miami, FL 33130

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/01/2024 10:53 AM

Special Magistrate Hearing - Nuisance Abatement

9. M.

Meeting Date: 08/21/2024
Re: LTCL-2024-69 - 431 N 23rd Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-69	431 N 23rd Street	Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: August 01, 2024	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE:	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: C Lemons and Associates Inc PO Box 383 Rex, GA 30273	ADDITIONAL PARTY INFO: Nichelle Clemons 3354 Mosswood Lane Rex, GA 30273
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/01/2024 12:03 PM

Special Magistrate Hearing - Nuisance Abatement

9. N.

Meeting Date: 08/21/2024
Re: LTCL-2024-66 - 427 N 23rd Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-66	VIOLATION LOCATION (ADDRESS PID): 427 N 23rd Street	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 31, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Property Management U, LLC 2029 Okeechobee BLVD 1-1153 West Palm Beach, FL 33409	ADDITIONAL PARTY INFO: Luther Robinson II 2029 Okeechobee BLVD 1-1153 West Palm Beach, FL 33409
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/01/2024 12:47 PM

Special Magistrate Hearing - Nuisance Abatement

9. O.

Meeting Date: 08/21/2024
Re: LTCL-2024-68 - 429 N 23rd Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-68	VIOLATION LOCATION (ADDRESS PID): 429 N 23rd Street	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 31, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Lawrence J Lewis
Ola Johnson (EST)
Clara P Edward
1792 Walker Ave
Irvington, NJ 07111

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/01/2024 04:49 PM

Special Magistrate Hearing - Nuisance Abatement

9. P.

Meeting Date: 08/21/2024
Re: LTCL-2024-71 - 310 N 25th Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-71	310 N 25th Street	Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 02, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Ahmad Abdel Karim Ali
10058 El Caballo CT
Delray Beach, FL 33446

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/02/2024 12:02 PM

Special Magistrate Hearing - Nuisance Abatement

9. Q.

Meeting Date: 08/21/2024
Re: LTCL-2024-72 - 608 N 25th Street
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-72	VIOLATION LOCATION (ADDRESS PID): 608 N 25th Street	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 02, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Julia Richardson
PO Box 1324
Fort Pierce, FL 34954

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/02/2024 12:53 PM

Special Magistrate Hearing - Nuisance Abatement

9. R.

Meeting Date: 08/21/2024
Re: LTCL-2024-73 - 2703 Avenue G
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-73	VIOLATION LOCATION (ADDRESS PID): 2703 Avenue G	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: August 02, 2024	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE:	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: Nicholas Tobis 6155 47th Street Vero Beach, FL 32967	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/02/2024 04:17 PM

Special Magistrate Hearing - Nuisance Abatement

9. S.

Meeting Date: 08/21/2024
Re: LTCL-2024-77 - 2511 Avenue F
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-77 **VIOLATION LOCATION (ADDRESS PID):** 2511 Avenue F **INVESTIGATING OFFICER:** Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 06, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Dick P Bresee
Farrar McNair
Keith Bresee
4919 Sable Pine Cir Apt B
West Palm Beach, FL 33417

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/06/2024 09:04 AM

Special Magistrate Hearing - Nuisance Abatement

9. T.

Meeting Date: 08/21/2024
Re: LTCL-2024-79 - 505 N 27th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-79 **VIOLATION LOCATION (ADDRESS PID):** 505 N 27th Street **INVESTIGATING OFFICER:** Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 06, 2024 **NOV SERVICE METHOD:** Certified/Registered Mail/Property Posted

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Registered Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Nicholas Tobis **ADDITIONAL PARTY INFO:**
3691 SW Margela St
Port St Lucie, FL 34953

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/06/2024 10:18 AM

Special Magistrate Hearing - Nuisance Abatement

9. U.

Meeting Date: 08/21/2024
Re: LTCL-2024-82 - 2710 Avenue E
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-82 **VIOLATION LOCATION (ADDRESS PID):** 2710 Avenue E **INVESTIGATING OFFICER:** Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 06, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Posted Property

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Posted Property

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Nicholas Tobis
Kelley Eacker
6155 47th St
Vero Beach, FL 32967

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/06/2024 10:47 AM

Special Magistrate Hearing - Nuisance Abatement

9. V.

Meeting Date: 08/21/2024
Re: LTCL-2024-92 - 2802 Avenue H
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-92 **VIOLATION LOCATION (ADDRESS PID):** 2802 Avenue H **INVESTIGATING OFFICER:** Charmaine Kirkland

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 07, 2024 **NOV SERVICE METHOD:** Certified/Registered Mail/Posted Property

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Registered Mail/Posted Property

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Sammy Harris (LF EST)
2802 Avenue H
Fort Pierce, FL 34947 **ADDITIONAL PARTY INFO:**

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/07/2024 11:34 AM

Special Magistrate Hearing - Nuisance Abatement

9. W.

Meeting Date: 08/21/2024
Re: LTCL-2024-93 - 2802 Avenue H
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-93	VIOLATION LOCATION (ADDRESS PID): 2802 Avenue H	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 07, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Posted Property

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Posted Property

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Sammy Harris (LF EST) 2802 Avenue H Fort Pierce, FL 34947	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/07/2024 11:47 AM

Special Magistrate Hearing - Nuisance Abatement

9. X.

Meeting Date: 08/21/2024
Re: LTCL-2024-94 - 2707 Avenue J
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO: LTCL-2024-94	VIOLATION LOCATION (ADDRESS PID): 2707 Avenue J	INVESTIGATING OFFICER: Charmaine Kirkland
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 07, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Posted Property

NTA ISSUED DATE: **NTA SERVICE METHOD:** Certified/Regular Mail/Posted Property

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: 2nd Generation Building Corporation 966 NW Leonardo Circle Port St Lucie, FL 34986	ADDITIONAL PARTY INFO: Joseph Basso 966 NW Leonardo Circle Port St Lucie, FL 34986
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/07/2024 03:42 PM

Special Magistrate Hearing - Nuisance Abatement

9. Y.

Meeting Date: 08/21/2024
Re: LTCL-2024-8 - Columbia Square Way
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-8	VIOLATION LOCATION (ADDRESS PID): Columbia Square Way	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 24, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Magnolia Square of FP HOA Inc 333 17th St Ste A Vero Beach, FL 32960	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 07/31/2024 07:36 AM

Special Magistrate Hearing - Nuisance Abatement

9. Z.

Meeting Date: 08/21/2024
Re: LTCL-2024-39 - 916 N 13th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-39	916 N 13th St	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 27, 2024	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE: August 05, 2024	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: SGHK Forgione Holdings LLC 1060 NE 27th Way Pompano Beach, FL 33062	ADDITIONAL PARTY INFO: Michael Forgione 1060 NE 27th Way Pompano Beach, FL 33062
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 04:22 PM

Special Magistrate Hearing - Nuisance Abatement

9. AA.

Meeting Date: 08/21/2024
Re: LTCL-2024-11 - 525 N 16th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-11	525 N 16th Street	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 24, 2024	NOV SERVICE METHOD: Certified/ Regular Mail/Property Posted
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NTA ISSUED DATE: August 05, 2024	NTA SERVICE METHOD: Certified/ Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: Phares Poliard 17804 Sw 47th St Miramar, FL 33029	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 07:32 AM

Special Magistrate Hearing - Nuisance Abatement

9. BB.

Meeting Date: 08/21/2024
Re: LTCL-2024-27 - 1323 N 21st St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-27	VIOLATION LOCATION (ADDRESS PID): 1323 N 21st St	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 26, 2024 **NOV SERVICE METHOD:** Certified/ Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/ Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Keith Flash 1721 NW 51st Ave Lauderhill. FL 33313	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 07:58 AM

Special Magistrate Hearing - Nuisance Abatement

9. CC.

Meeting Date: 08/21/2024
Re: LTCL-2024-22 - 2050 S US Highway 1
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-22 **VIOLATION LOCATION (ADDRESS PID):** 2050 S US Highway 1 **INVESTIGATING OFFICER:** Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 25, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: DXJXM LLC
12301 SW 69th Ct
Miami, FL 33156

ADDITIONAL PARTY INFO: Eric Thyrré
12301 SW 69th Ct
Pinecrest, FL 33156

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 08:09 AM

Special Magistrate Hearing - Nuisance Abatement

9. DD.

Meeting Date: 08/21/2024
Re: LTCL-2024-26 - 915 N 21st St
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER
LTCL-2024-26	915 N 21st St	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 26, 2024 **NOV SERVICE METHOD:** Certified/ Regular Mail/Property Posted

NTA ISSUED DATE: August 05, 2024 **NTA SERVICE METHOD:** Certified/ Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: TRC-SPE LLC PO Box 20007 Oklahoma City, OK 73156	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 09:58 AM

Special Magistrate Hearing - Nuisance Abatement

9. EE.

Meeting Date: 08/21/2024
Re: LTCL-2024-29 - 514 N US Hwy 1
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-24	VIOLATION LOCATION (ADDRESS PID): 514 N US Hwy 1	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 27, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 5, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Seaway Veterinary Hospital PLLC 709 N US Highway 1 Fort Pierce, FL 34950	ADDITIONAL PARTY INFO: Michael O'Connor 940 Oyster Shell LN Vero Beach, FL 32963
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 01:50 PM

Special Magistrate Hearing - Nuisance Abatement

9. FF.

Meeting Date: 08/21/2024
Re: LTCL-2024-31 - 222 S Ocean Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-31	222 S Ocean Dr	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: July 27, 2024 **NOV SERVICE METHOD:** Certified/Regular Mail/Property Posted

NTA ISSUED DATE: August 5, 2024 **NTA SERVICE METHOD:** Certified/Regular Mail/Property Posted

POSTING DATE: **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Lani Properties LLC 1793 Highway 201 N Mountain Home. AR 72653	ADDITIONAL PARTY INFO:
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 02:15 PM

Special Magistrate Hearing - Nuisance Abatement

9. GG.

Meeting Date: 08/21/2024
Re: LTCL-2024-37 - 910 N 13th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-37	VIOLATION LOCATION (ADDRESS PID): 910 N 13th St	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 27, 2027	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE: August 5, 2024	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: FPD OZ Land Holdings LLC 603 E Fort King St Ocala, FL 34471	ADDITIONAL PARTY INFO: Adam Ramsay 603 E Fort Kings St Ocala, FL 34471
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 03:05 PM

Special Magistrate Hearing - Nuisance Abatement

9. HH.

Meeting Date: 08/21/2024
Re: LTCL-2024-38 - 1214 Nobles Ter Unit: A
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-38	VIOLATION LOCATION (ADDRESS PID): 1214 Nobles Ter Unit: A	INVESTIGATING OFFICER: Isaac Saucedo
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CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: July 27, 2024	NOV SERVICE METHOD: Certified/Regular Mail/Property Posted
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NTA ISSUED DATE: August 5, 2024	NTA SERVICE METHOD: Certified/Regular Mail/Property Posted
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POSTING DATE:	LAST INSPECTION DATE:
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OWNER:

OWNER INFO: SGHK Forgione Holding LLC 1060 NE 27th Way Pompano Beach, FL 33062	ADDITIONAL PARTY INFO: Michael Forgione 1060 NE 27th Way Pompano Beach, FL 33062
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 08/01/2024 03:53 PM

Special Magistrate Hearing - Nuisance Abatement

9. II.

Meeting Date: 08/21/2024
Re: LTCL-2024-75 - N 17th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-75 **VIOLATION LOCATION (ADDRESS PID):** N 17th ST (2409-506-0029-000-3) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 5, 2024 **NOV SERVICE METHOD:** Certified and Regular mail and posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular mail and posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Norman Travis
Lola B Travis Sanders
Arthur Travis
c/o E J Saunders
731 Geranium Ave SW
Palm Bay, FL 32908

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/05/2024 03:10 PM

Special Magistrate Hearing - Nuisance Abatement

9. JJ.

Meeting Date: 08/21/2024
Re: LTCL-2024-76 - 440 N 17th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-76 **VIOLATION LOCATION (ADDRESS PID):** 440 N 17th ST (2409-506-0023-000-1) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and regular mail and posted property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and regular mail and posted property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Carolyn Johnson
Mary Johnson
William Johnson Jr
440 N 17th ST
Fort Pierce, FL 34950

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3-acre properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 08:13 AM

Special Magistrate Hearing - Nuisance Abatement

9. KK.

Meeting Date: 08/21/2024
Re: LTCL-2024-78 - 421 N 16th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-78 **VIOLATION LOCATION (ADDRESS PID):** 421 N 16th ST (2409-506-0044-000-4) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and regular mail and posted property.

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and regular mail and posted property.

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Vincent Marcellino
8015 Plantation Lakes Dr
Port St Lucie, FL 34986

VIOLATIONS:

24-19(11)(a)(b) - Nuisances; Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 09:07 AM

Special Magistrate Hearing - Nuisance Abatement

9. LL.

Meeting Date: 08/21/2024
Re: LTCL-2024-81- 414 N 21st ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-81 **VIOLATION LOCATION (ADDRESS PID):** 414 N 21st ST (2409-603-0048-000-0) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and regular mail and posted the property.

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and regular mail and posted the property.

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Boris D Wester
401 W 32nd ST
Riviera Beach, FL 33404

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscaping Requirements - For less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 10:29 AM

Special Magistrate Hearing - Nuisance Abatement

9. MM.

Meeting Date: 08/21/2024
Re: LTCL-2024-83 - TBD
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-83 **VIOLATION LOCATION (ADDRESS PID):** TBD (2404-514-0070-000-5) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and Regular mail and posted the property.

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular mail and posted the property.

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Jean Apollon
4923 Bonanza Rd
Lake Worth, FL 33467

VIOLATIONS:

29-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 11:32 AM

Special Magistrate Hearing - Nuisance Abatement

9. NN.

Meeting Date: 08/21/2024
Re: LTCL-2024-84 - 2001 Avenue I
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-84 **VIOLATION LOCATION (ADDRESS PID):** 2001 Avenue I (2404-706-0001-000-1) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and regular mail and posted the property.

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and regular mail and posted the property.

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: All Around Town LLC
2225 NW 32nd TER
Lauderdale Lakes, FL 33311

ADDITIONAL PARTY INFO: Alexis J Downing-Awad
2225 NW 32nd TER
Lauderdale Lakes, FL 33311

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3 - acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 12:36 PM

Special Magistrate Hearing - Nuisance Abatement

9. OO.

Meeting Date: 08/21/2024
Re: LTCL-2024-85 - 1705 Avenue G
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-85	VIOLATION LOCATION (ADDRESS PID): 1705 Avenue G (2404-711-0028-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
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CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
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DATE CASE ESTABLISHED: August 6, 2024	NOV SERVICE METHOD: Certified and Regualr Mail and Posted The Property
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NTA ISSUED DATE: August 9, 2024	NTA SERVICE METHOD: Certified and Regualr Mail and Posted The Property
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POSTING DATE: August 9, 2024	LAST INSPECTION DATE:
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OWNER:

OWNER INFO:
Katherine Saballos
4657 Clemens ST
Lake Worth, FL 33463

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3 acre properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 02:20 PM

Special Magistrate Hearing - Nuisance Abatement

9. PP.

Meeting Date: 08/21/2024
Re: LTCL-2024-86 - N 18th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-86 **VIOLATION LOCATION (ADDRESS PID):** N 18th ST (2404-711-0028-000-1) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and regular Mail and Posted Property.

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and regular Mail and Posted Property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Fresh Legal Perspective PL (TR)
6930 W Linebaugh Ave
Tampa, FL 33625

ADDITIONAL PARTY INFO: Keathel W Chauncey, Esquire
6930 W Linebaugh Ave
Tampa, FL 33625

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 03:46 PM

Special Magistrate Hearing - Nuisance Abatement

9. QQ.

Meeting Date: 08/21/2024
Re: LTCL-2024-87 - 1804 Avenue E
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-87 **VIOLATION LOCATION (ADDRESS PID):** 1804 Avenue E (2404-713-0002-000-9) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and Regular Mail and Posted the Property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mail and Posted the Property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Colin G McLean
9267 Chambers ST
Tamarac, FL 33321

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 04:18 PM

Special Magistrate Hearing - Nuisance Abatement

9. RR.

Meeting Date: 08/21/2024
Re: LTCL-2024-88 - 2005 Avenue E
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-88 **VIOLATION LOCATION (ADDRESS PID):** 2005 Avenue E (2409-602-0227-000-6) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and Regular Mail and Posted

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mail and Posted

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Gary G Persad
Candice Persad
5664 S Rue Rd
West Palm Beach, FL 33415

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 04:53 PM

Special Magistrate Hearing - Nuisance Abatement

9. SS.

Meeting Date: 08/21/2024
Re: LTCL-2024-89 - 2712 S 17th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-89	VIOLATION LOCATION (ADDRESS PID): 2712 S 17th ST (2421-511-0004-000-6)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
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CASE INFORMATION:

CASE TYPE: Lot Clearing
If REPEAT, prior hearing date:

DATE CASE ESTABLISHED: August 6, 2024
NOV SERVICE METHOD: Certified and Regular Mail and Posted Property

NTA ISSUED DATE: August 9, 2024
NTA SERVICE METHOD: Certified and Regular Mail and Posted Property

POSTING DATE: August 9, 2024
LAST INSPECTION DATE:

OWNER:

OWNER INFO:
James Gipson
4263 Pinebark Ave
Orlando, FL 32811

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - For less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
 4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.
-

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 05:19 PM

Special Magistrate Hearing - Nuisance Abatement

9. TT.

Meeting Date: 08/21/2024
Re: LTCL-2024-90 - 1807 Boston Ave
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-90 **VIOLATION LOCATION (ADDRESS PID):** 1807 Boston Ave (2409-701-0039-000-5) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE: Lot Clearing **If REPEAT, prior hearing date:**

DATE CASE ESTABLISHED: August 6, 2024 **NOV SERVICE METHOD:** Certified and Regular Mail and Posted Property

NTA ISSUED DATE: August 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mail and Posted Property

POSTING DATE: August 9, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO:
Miguel A Dominguez
PO Box 550702
Davie, FL 33355

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until August 28, 2024 to:
 - Per the Notice of Violation, cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and debris.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/06/2024 05:43 PM