

# SPECIAL MAGISTRATE

## BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 28, 2024 - 1:30 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.: VIOLATION LOCATION INVESTIGATING OFFICER:**  
LTCL-2024-33(ADDRESS PID): 635 N 2nd St Heather Debevec
  
    2. **CASE NO.: VIOLATION LOCATION INVESTIGATING OFFICER:**  
LTCL-2024-98(ADDRESS PID): Mohawk Avenue (142870204230003)Heather Debevec
  
    3. **CASE NO.: VIOLATION LOCATION INVESTIGATING OFFICER:**  
LTCL-2024-000034(ADDRESS PID): 1811 S Indian River Dr Isaac Saucedo
  
    4. **CASE NO.: VIOLATION LOCATION INVESTIGATING OFFICER:**  
LTCL-2024-35(ADDRESS PID): 513 N 13th St Isaac Saucedo

5.	<b>CASE NO.: VIOLATION LOCATION (ADDRESS LTCL-2024-7PID):</b> 1411 Avenue M	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
6.	<b>CASE NO.: VIOLATION LOCATION LTCL-2024-80 (ADDRESS PID):</b> 109 Avenue D	<b>INVESTIGATING OFFICER:</b> Heather Debevec
7.	<b>CASE NO.: VIOLATION LOCATION LTCL- 2024-99 (ADDRESS PID):</b> 2634 Mohawk Avenue	<b>INVESTIGATING OFFICER:</b> Heather Debevec
8.	<b>CASE NO.: VIOLATION LOCATION LTCL-2024-32(ADDRESS PID):</b> 1108 S Ocean Dr	<b>INVESTIGATING OFFICER:</b> Heather Debevec
9.	<b>CASE NO.: VIOLATION LOCATION LTCL-2024-14(ADDRESS PID):</b> 2609 Citrus Ave	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
10.	<b>CASE NO.: VIOLATION LOCATION (ADDRESS PID):</b> LTCL-2024-000103 Avenue J (2404-810-0006-000-5)	<b>INVESTIGATING OFFICER:</b> Manuel Fernandez Jr.

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):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-1011403 Avenue J (2404-810-0002-000-7)       Manuel Fernandez Jr.
- B.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-65S Ocean Dr (2401-502-0003-000-9)       Heather Debevec
- C.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-67S Ocean Dr (2401-502-0001-000-5)       Heather Debevec
- D.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-204651 S US Highway 1 (3403-502-0029-000-6)       Heather Debevec
- E.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-96N 24th Street (2404-702-0055-000-1)       Charmaine Kirkland
- F.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-1072604 Avenue M       Charmaine Kirkland
- G.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-952516 Avenue I       Charmaine Kirkland
- H.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-117709 N 23rd Street       Charmaine Kirkland
- I.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-119TBD (2408-506-0065-000-4)       Charmaine Kirkland
- J.       **CASE NO.: VIOLATION LOCATION (ADDRESS PID):**       **INVESTIGATING OFFICER:**  
 LTCL-2024-1232610 Avenue B       Charmaine Kirkland

K.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-122 <b>(ADDRESS PID):</b> 2512 Avenue L A	<b>INVESTIGATING OFFICER:</b> Charmaine Kirkland
L.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-120 <b>(ADDRESS PID):</b> TBD (2404-608-0096-000-1)	<b>INVESTIGATING OFFICER:</b> Charmaine Kirkland
M.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-121 <b>(ADDRESS PID):</b> Avenue L	<b>INVESTIGATING OFFICER:</b> Charmaine Kirkland
N.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-66 <b>(ADDRESS PID):</b> 427 N 23rd Street	<b>INVESTIGATING OFFICER:</b> Charmaine Kirkland
O.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-43 <b>(ADDRESS PID):</b> 1001 AVENUE I	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
P.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-46 <b>(ADDRESS PID):</b> 1007 Avenue I	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
Q.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-47 <b>(ADDRESS PID):</b> 1011 Avenue I	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
R.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-110 <b>(ADDRESS PID):</b> 1302 N 15th St	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
S.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-111 <b>(ADDRESS PID):</b> N 14th St (2404-808-0007-000-5)	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
T.	<b>CASE NO.: VIOLATION LOCATION</b> LTCL-2024-41 <b>(ADDRESS PID):</b> 1109 Avenue M	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo



**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 1.**

**Meeting Date:** 08/28/2024

**Re:** LTCL-2024-33 - 635 N 2nd St

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-33 635 N 2nd St

**INVESTIGATING OFFICER:**  
Heather Debevec

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
July 27, 2024

**NOV SERVICE METHOD:**  
certified / regular mail and posted property

**NTA ISSUED DATE:**  
August 16, 2024

**NTA SERVICE METHOD:**  
certified / regular mail and posted property

**POSTING DATE:**  
August 16, 2024

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

**OWNER:**

**OWNER INFO:**  
Nhi Nguyen  
635 N 2nd ST UPPER  
Ft 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 September 4, 2024 to:
  - Please cut all grass and weeds as needed. Trim all trees, shrubs, and bushes, and remove all trash and det
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  
Final Approval Date: 08/27/2024

Started On: 08/01/2024 03:43 PM

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**Special Magistrate Hearing - Nuisance  
Abatement**

**3. B. 2.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-98 - Mohawk Avenue

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

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**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID): **INVESTIGATING OFFICER:**  
LTCL-2024-98 Mohawk Avenue (142870204230003) Heather Debevec

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 8, 2024

**NOV SERVICE METHOD:**  
certified and regular mail posted property

**NTA ISSUED DATE:**  
August 12, 2024

**NTA SERVICE METHOD:**  
certified and regular mail posted property

**POSTING DATE:**  
August 12, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Fort Pierce Consulting LLC  
200 Bridlewood WAY  
Fort Pierce, FL 34945

**ADDITIONAL PARTY INFO:**  
Peggy Perez  
200 Bridlewood WAY  
Fort Pierce, FL 34945

**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 September 4, 2024 to:
  - Please mow the property, clean off fence lines, and remove any trash / 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.

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 08/27/2024

Started On: 08/08/2024 03:23 PM

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 3.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-34 - 1811 S Indian River Dr

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b> LTCL-2024-000034	<b>VIOLATION LOCATION (ADDRESS PID):</b> 1811 S Indian River Dr	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
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**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing - COMPLIED	<b>If REPEAT, prior hearing date:</b>
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<b>DATE CASE ESTABLISHED:</b> July 27, 2024	<b>NOV SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>NTA ISSUED DATE:</b> August 16, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>POSTING DATE:</b> August 16, 2024	<b>LAST INSPECTION DATE:</b>
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**OWNER:**

<b>OWNER INFO:</b> David M & Adelina B Lamos 805 Delaware AVE Fort Pierce, FL 34950	<b>ADDITIONAL PARTY INFO:</b>
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**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 September 4th, 2024 to:
  - 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 05:43 PM

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 4.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-35 - 513 N 13th St

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER</b>
LTCL-2024-35	513 N 13th St	Isaac Saucedo

**CASE INFORMATION:**

<b>CASE TYPE:</b>	<b>If REPEAT, prior hearing date:</b>
Lot Clearing - COMPLIED	

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

<b>NTA ISSUED DATE:</b>	<b>NTA SERVICE METHOD:</b>
August 16, 2024	Certified/Regular Mail/ Property Posted

<b>POSTING DATE:</b>	<b>LAST INSPECTION DATE:</b>
August 16, 2024	

<b>OWNER:</b>	<b>ADDITIONAL PARTY INFO:</b>
<b>OWNER INFO:</b>	Terry Coley
Telco Investments LLC	1501 Avenue D
6050 Pitch LN	Fort Pierce, FL 34950
Boynton Beach, FL 33437	

**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 September 4th, 2024 to:
  - 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: 08/13/2024 05:53 PM

Final Approval Date: 08/27/2024

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 5.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-7 - 1411 Avenue M

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

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**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID): **INVESTIGATING OFFICER:**  
LTCL-2024-7 1411 Avenue M Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**

Lot Clearing - COMPLIED

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**

July 21, 2024

**NOV SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**

August 16, 2024

**NTA SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**POSTING DATE:**

August 16, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**

Stevie Anderson  
1343 SW Prairie Cir  
Port Saint Lucie, FL 34953

**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 September 4th, 2024 to:
  - 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.

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## **Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 06:21 PM

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 6.**

**Meeting Date:** 08/28/2024

**Re:** Case # LTCL-2024-80 - 109 Avenue D

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

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**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS  
LTCL-2024-80 **PID):**  
109 Avenue D

**INVESTIGATING OFFICER:**  
Heather Debevec

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing - COMPLIED

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 6, 2024

**NOV SERVICE METHOD:**  
certified and regular mail posted the property

**NTA ISSUED DATE:**  
August 12, 2024

**NTA SERVICE METHOD:**  
certified and regular mail posted the property

**POSTING DATE:**  
August 12, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Avenue D Investments LLC  
9967 SW Ventura DR  
Palm City, FL 34990

**ADDITIONAL PARTY INFO:**  
Mark Hutchins  
1934 NE Lake PL  
Jensen Beach, FL 34957

**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 September 4, 2024 to:
  - Mow the yard and clean off fence lines.
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.

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 08/27/2024

Started On: 08/06/2024 10:05 AM

**Special Magistrate Hearing - Nuisance Abatement**

3. B. 7.

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-99 - 2634 Mohawk Avenue

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

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**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:  
LTCL- 2634 Mohawk Avenue Heather Debevec  
2024-99

**CASE INFORMATION:**

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

**DATE CASE ESTABLISHED:** NOV SERVICE METHOD:  
August 8, 2024 certified and regular mail posted property

**NTA ISSUED DATE:** NTA SERVICE METHOD:  
August 12, 2024 certified and regular mail posted property

**POSTING DATE:** LAST INSPECTION DATE:  
August 12, 2024 August 26, 2024

**OWNER:**

**OWNER INFO:**  
PJD Holdings LLC (TR)  
2160 58th AVE #226  
Vero Beach, FL 32966

**ADDITIONAL PARTY INFO:**  
Christian Sautter ESQ.  
2850 N Andrews AVE  
Fort Lauderdale, FL 33311

**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 September 4, 2024 to:
  - Please mow, clean off fence lines, and remove any trash / 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.

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 08/27/2024

Started On: 08/08/2024 03:52 PM

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 8.**

**Meeting Date:** 08/28/2024

**Re:** LTCL-2024-32 - 1108 S Ocean Dr

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-32 1108 S Ocean Dr

**INVESTIGATING OFFICER:**  
Heather Debevec

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing - COMPLIED

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
July 27, 2024

**NOV SERVICE METHOD:**  
certified / regular mail post property

**NTA ISSUED DATE:**  
August 16, 2024

**NTA SERVICE METHOD:**  
certified / regular mail post property

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
George Munne  
1510 Thumb Point DR  
Fort Pierce, FL 34949

**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:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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  
Final Approval Date: 08/20/2024

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

**Special Magistrate Hearing - Nuisance Abatement**

**3. B. 9.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-14 - 2609 Citrus Ave

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
LTCL-2024-14	2609 Citrus Ave	Isaac Saucedo

**CASE INFORMATION:**

<b>CASE TYPE:</b>	<b>If REPEAT, prior hearing date:</b>
Lot Clearing - CONTINUED	

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

<b>NTA ISSUED DATE:</b>	<b>NTA SERVICE METHOD:</b>
August 16, 2024	Certified/Regular Mail/ Property Posted

<b>POSTING DATE:</b>	<b>LAST INSPECTION DATE:</b>
August 16, 2024	

**OWNER:**

<b>OWNER INFO:</b>	<b>ADDITIONAL PARTY INFO:</b>
Anchise Hector 2609 Citrus AVE Fort Pierce, FL 34947	

**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 September 4th, 2024 to:
  - 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 07:09 PM

**Special Magistrate Hearing - Nuisance  
Abatement**

**3. B. 10.**

**Meeting Date:** 08/28/2024

**Re:** Case # LTCL-2024-000103 - Avenue J

**Submitted For:** Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

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**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
LTCL-2024-000103	Avenue J (2404-810-0006-000-5)	Manuel Fernandez Jr.

**CASE INFORMATION:**

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

**DATE CASE ESTABLISHED:** August 12, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and Posted Property

**NTA ISSUED DATE:** **NTA SERVICE METHOD:** Certified and Regular Mailing and Posted Property

**POSTING DATE:** **LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**

Roal Small  
Jerome Small  
1246 Sweet Violet CT W  
West Palm Beach, FL 33415

**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 September 4, 2024 to:
  - Per the Notice of Violation, 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.

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### **Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 08/12/2024 03:44 PM

Final Approval Date: 08/27/2024

**Special Magistrate Hearing - Nuisance Abatement**

**9. A.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-101 - 1403 Avenue J

**Submitted For:** Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-101 1403 Avenue J (2404-810-0002-000-7)

**INVESTIGATING OFFICER:**  
Manuel Fernandez Jr.

**CASE INFORMATION:**

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

**DATE CASE ESTABLISHED:** August 11, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and Posted the property.

**NTA ISSUED DATE:** August 16, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and Posted the property.

**POSTING DATE:** August 16, 2024 **LAST INSPECTION DATE:** August 27, 2024

**OWNER:**

**OWNER INFO:**  
Jaidin Kaylee West  
1105 Munster CT  
Kissimmee, FL 34759

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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.  
Final Approval Date: 08/27/2024

Started On: 08/12/2024 11:38 AM

**Special Magistrate Hearing - Nuisance Abatement**

**9. B.**

**Meeting Date:** 08/28/2024

**Re:** LTCL-2024-65 - S Ocean Dr

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-65 S Ocean Dr (2401-502-0003-000-9)

**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 26, 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 September 4, 2024 to:
  - Trim all trees, shrubs, and bushes (seagrapes) to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
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  
Final Approval Date: 08/27/2024

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

**Special Magistrate Hearing - Nuisance Abatement**

**9. C.**

**Meeting Date:** 08/28/2024

**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 (2401-502-0001-000-5)

**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 26, 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 September 4, 2024 to:
  - Trim all trees, shrubs, and bushes, including the south fence line area, to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
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  
Final Approval Date: 08/27/2024

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

**Special Magistrate Hearing - Nuisance Abatement**

**9. D.**

**Meeting Date:** 08/28/2024

**Re:** LTCL-2024-20 - 4651 S US Highway 1

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-20 4651 S US Highway 1 (3403-502-0029-000-6)

**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 / Registered mail posted property

**NTA ISSUED DATE:**  
July 31, 2024

**NTA SERVICE METHOD:**  
Certified / Registered mail posted property

**POSTING DATE:**  
July 31, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Fort Pierce 2905 LLC  
1205 Lincoln RD Ste 216  
Miami Beach, FL 33139

**ADDITIONAL PARTY INFO:**  
Gustaf Arnoldsson  
1205 Lincoln RD Ste 216  
Miami Beach, FL 33139

**VIOLATIONS:**

24-19(11)(a)(b)(i-ii) - 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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/19/2024

Started On: 07/30/2024 04:17 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. E.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-96 - N 24th Street

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-96 N 24th Street (2404-702-0055-000-1)

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 08, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
Crystal I LLC  
18305 Biscayne BLVD  
Aventura, FL 33160

**ADDITIONAL PARTY INFO:**  
Jonathan R Politano  
18305 Biscayne BLVD Suite 400  
Aventura, FL 33160

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 05:16 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. F.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-107 - 2604 Avenue M

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

**Information**

**SUBJECT:**

**CASE NO:** LTCL-2024-107  
**VIOLATION LOCATION (ADDRESS PID):** 2604 Avenue M

**INVESTIGATING OFFICER:** Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 13, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
Daniel Saulo Da Vasconcelos  
Nathalia Bragatto Gusmao  
727 SW Munjack Cir  
Port St Lucie, FL 34986

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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: 08/16/2024 12:36 PM

Final Approval Date: 08/27/2024

**Special Magistrate Hearing - Nuisance Abatement**

**9. G.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-95 - 2516 Avenue I

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

**Information**

**SUBJECT:**

**CASE NO:** LTCL-2024-95  
**VIOLATION LOCATION (ADDRESS PID):** 2516 Avenue I

**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/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
Duane A Fen  
3550 SW Princeton St  
Port St Lucie, FL 34953

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:01 PM

**Special Magistrate Hearing - Nuisance Abatement**

9. H.

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-117 - 709 N 23rd Street

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

**Information**

**SUBJECT:**

**CASE NO:** LTCL-2024-117  
**VIOLATION LOCATION (ADDRESS PID):** 709 N 23rd Street

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
LTCL-2024-000117

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
Community Development Outreach Inc  
10302 S US Highway  
Port St Lucie, FL 34952

**ADDITIONAL PARTY INFO:**  
Andrea Nickens  
1193 SE Port St Lucie BLVD Suite #172  
Port St Lucie, FL 34952

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:11 PM

**Special Magistrate Hearing - Nuisance Abatement**

9. I.

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-119 - TBD

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

**Information**

**SUBJECT:**

**CASE NO.:** LTCL-2024-119  
**VIOLATION LOCATION (ADDRESS PID):** TBD (2408-506-0065-000-4)

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 15, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
The Love Center Regeneration Ministries and Fellowship Inc  
PO Box 2384  
Fort Pierce, FL 34954

**ADDITIONAL PARTY INFO:**  
Jerome Rhyant  
2313 SE Sapphire Ter  
Port St Lucie, FL 34952

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:24 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. J.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-123 - 2610 Avenue B

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-123 2610 Avenue B

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**

Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**

August 16, 2024

**NOV SERVICE METHOD:**

Certified Mail/Regular Mail/Posted Property

**NTA ISSUED DATE:**

August 16, 2024

**NTA SERVICE METHOD:**

Certified Mail/Regular Mail/Posted Property

**POSTING DATE:**

August 16, 2024

**LAST INSPECTION DATE:**

August 27, 2024

**OWNER:**

**OWNER INFO:**

Willie Jacobs Jr (EST)  
2610 Avenue B  
Fort Pierce, FL 34947

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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: 08/17/2024 04:35 PM

Final Approval Date: 08/27/2024

**Special Magistrate Hearing - Nuisance Abatement**

**9. K.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-122 - 2512 Avenue L A

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-122 2512 Avenue L A

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 15, 2024

**NOV SERVICE METHOD:**  
Certified Mail/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
TJBA Ventures LLC  
5011 Edgewood DR  
Provo, UT 84604

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:42 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. L.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-120 - TBD

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

**Information**

**SUBJECT:**

**CASE NO.:** LTCL-2024-120  
**VIOLATION LOCATION (ADDRESS PID):** TBD (2404-608-0096-000-1)

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 15, 2024

**NOV SERVICE METHOD:**  
Certified Mail/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
First Ft Pierce Developers LLC  
7 Ronald DR  
Monsey, NY 10952

**ADDITIONAL PARTY INFO:**  
Cheskel Meisels  
180 Citra St  
De Leon Springs, FL 32130

**VIOLATIONS:**

24-19(11)(a)(b)(iii) - Nuisances: Landscaping requirements for properties larger than 3 acres.

**RECOMMENDATION:**

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 September 4, 2024 to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
- Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:48 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. M.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL 2024-121 - Avenue L

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-121 Avenue L

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

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

**DATE CASE ESTABLISHED:** August 15, 2024 **NOV SERVICE METHOD:** Certified Mail/Regular Mail/Posted Property

**NTA ISSUED DATE:** August 16, 2024 **NTA SERVICE METHOD:** Certified Mail/Regular Mail/Posted Property

**POSTING DATE:** August 16, 2024 **LAST INSPECTION DATE:** August 27, 2024

**OWNER:**

**OWNER INFO:**  
0 Ave L Land Trust  
7050 W Palmetto Park Rd  
Boca Raton, FL 33433

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 04:58 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. N.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-66 - 427 N 23rd Street

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-66 427 N 23rd Street

**INVESTIGATING OFFICER:**  
Charmaine Kirkland

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
July 31, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Posted Property

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 27, 2024

**OWNER:**

**OWNER INFO:**  
Property Management U, LLC  
2029 Okeechobee BLVD Suite1-1153  
West Palm Beach, FL 33409

**ADDITIONAL PARTY INFO:**  
Luther Robinson II  
2029 Okeechobee BLVD Suite # 1-1153  
West Palm Beach, FL 33409

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/17/2024 05:05 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. O.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-43 - 1001 Avenue I

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b> LTCL-2024-43	<b>VIOLATION LOCATION (ADDRESS PID):</b> 1001 AVENUE I	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
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**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
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<b>DATE CASE ESTABLISHED:</b> July 27, 2024	<b>NOV SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>NTA ISSUED DATE:</b> August 16, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>POSTING DATE:</b> August 16, 2024	<b>LAST INSPECTION DATE</b> August 26, 2024
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**OWNER:**

**OWNER INFO:**

Kenneth Drummond (LF EST)  
4900 Matanzas AVE  
Fort Pierce, FL 34946

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 03:42 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. P.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-46 - 1007 Avenue I

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER</b>
LTCL-2024-46	1007 Avenue I	Isaac Saucedo

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
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**DATE CASE ESTABLISHED:**

July 29, 2024	<b>NOV SERVICE METHOD</b> Certified/Regular Mail/Property Posted
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**NTA ISSUED DATE:**

August 16, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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**POSTING DATE:**

August 16, 2024	<b>LAST INSPECTION DATE:</b> August 27, 2024
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**OWNER:**

**OWNER INFO:**  
 Oleine Filias  
 1804 Enterprise AVE  
 St Augustine, FL 32092

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 03:55 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. Q.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-47 - 1011 Avenue I

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-47 1011 Avenue I

**INVESTIGATING OFFICER:**  
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 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Willie Jackson  
1011 Avenue I  
Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 04:23 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. R.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-110 - 1302 N 15th St A

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-110 1302 N 15th St

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 13, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Dorothy R Barron (TR)  
5102 Avienda Ave  
Fort Pierce, FL 34946

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Trim all trees, shrubs, and bushes located at the rear of the property to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 04:53 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. S.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-111 - N 14th St

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-111 N 14th St (2404-808-0007-000-5)

**INVESTIGATING OFFICER**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
August 13, 2024

**NOV SERVICE METHOD:**  
Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**  
August 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Minnie Spivey  
1405 Avenue M  
Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 05:17 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. T.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-41 - 1109 Avenue M

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-41 1109 Avenue M

**INVESTIGATING OFFICER:**  
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 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Weathers Properties LLC  
2705 Essex CT  
Fort Pierce, FL 34946

**ADDITIONAL PARTY INFO:**  
Tracy Weathers  
2705 Essex CT  
Fort Pierce, FL 34946

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Trim the tree to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 05:31 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. U.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-9 - 417 El Rancho Dr

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-9 417 El Rancho Dr

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**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 16, 2024

**NTA SERVICE METHOD:**  
Certified/Regular Mail, Property Posted

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
John D/Christina Neilson  
417 El Rancho DR  
Fort Pierce, FL 34982

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed, specifically along the fence line, and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 06:30 PM

**Special Magistrate Hearing - Nuisance Abatement**

**9. V.**

**Meeting Date:** 08/28/2024

**Re:** Case# LTCL-2024-19 - 3945 S Us Hwy 1

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-19 3945 S Us Hwy 1

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**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 16, 2024

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

**POSTING DATE:**  
August 16, 2024

**LAST INSPECTION DATE:**  
August 26, 2024

**OWNER:**

**OWNER INFO:**  
Scavello Management LLC  
101 City Island AVE  
Bronx, NY 10464

**ADDITIONAL PARTY INFO:**  
Paul Scavello  
2112 S US Highway 1  
Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

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 September 4, 2024 to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes, specifically the area to the rear of the property, to the standards identified in the Notice of Violation; and
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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  
Final Approval Date: 08/27/2024

Started On: 08/13/2024 06:49 PM