

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 4, 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**
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
LTCL-2024-120PID):
TBD (2404-608-0096-000-1) **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- B. **CASE NO.:** VIOLATION LOCATION
LTCL-2024-000129(ADDRESS PID):
N 26th Street
(2408-501-0011-000-6) **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- C. **CASE NO.:** VIOLATION LOCATION
LTCL-2024-000138(ADDRESS PID):
N 25th St (2404-710-0074-000-5) **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- D. **CASE NO.:** VIOLATION LOCATION
LTCL-2024-00128(ADDRESS PID):
432 North 26th Street **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- E. **CASE NO.:** VIOLATION LOCATION
LTCL-2024-000126(ADDRESS PID):
1302 Avenue O **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- F. **CASE NO.:** VIOLATION LOCATION
LTCL-2024-000131(ADDRESS PID):
1809 S 29th St **INVESTIGATING
OFFICER:**
Charmaine Kirkland
- G. **CASE NO.:** VIOLATION LOCATION (ADDRESS
PID):
LTCL-2024-1061501 Avenue J (2404-810-0007-000-2) **INVESTIGATING
OFFICER:**
Manuel Fernandez Jr
- H. **CASE NO.:** VIOLATION LOCATION
(ADDRESS PID):
LTCL-2024-000102 1414 Avenue J
(2404-516-0044-000-0) **INVESTIGATING
OFFICER:**
Manuel Fernandez Jr.
- I. **CASE NO.:** VIOLATION LOCATION (ADDRESS
PID):
LTCL-2024-1321505 Avenue J
(2404-810-0009-000-6) **INVESTIGATING
OFFICER:**
Manuel Fernandez Jr
- J. **CASE NO.:** VIOLATION LOCATION (ADDRESS
PID):
LTCL-2024-1331510 Avenue J
(2404-810-0018-000-2) **INVESTIGATING
OFFICER:**
Manuel Fernandez Jr

- K. **CASE NO.:** **VIOLATION LOCATION (ADDRESS** **INVESTIGATING**
PID): **OFFICER:**
 LTCL-2024-124613 N 21st ST (2404-709-0033-000-2)Manuel Fernandez Jr.
- L. **CASE NO.:** **VIOLATION LOCATION (ADDRESS** **INVESTIGATING**
PID): **OFFICER:**
 LTCL-2024-136807 N 22nd ST Manuel Fernandez Jr.
 (2404-710-0145-000-4)
- M. **CASE NO.:** **VIOLATION LOCATION (ADDRESS** **INVESTIGATING**
PID): **OFFICER:**
 LTCL-2024-137810 N 21st ST (2404-716-0018-000-3)Manuel Fernandez Jr
- N. **CASE NO.:** **VIOLATION LOCATION (ADDRESS** **INVESTIGATING**
PID): **OFFICER:**
 LTCL-2024-139804 N 22nd ST Manuel Fernandez Jr.
 (2404-709-0015-000-0)
- O. **CASE NO.:** **VIOLATION LOCATION** **INVESTIGATING**
ADDRESS PID): **OFFICER:**
 LTCL-2024-000104(ADDRESS PID): Heather Debevec
 515 N 8th St
- P. **CASE NO.:** **VIOLATION LOCATION** **INVESTIGATING**
ADDRESS PID): **OFFICER:**
 LTCL2024-000105(ADDRESS PID): Heather Debevec
 517 N 8th St
- Q. **CASE NO.:** **VIOLATION LOCATION** **INVESTIGATING**
ADDRESS PID): **OFFICER:**
 LTCL-2024-000108(ADDRESS PID): Heather Debevec
 Valencia Ave (143370104960008)
- R. **CASE NO.:** **VIOLATION LOCATION** **INVESTIGATING**
ADDRESS PID): **OFFICER:**
 LTCL-2024-000109(ADDRESS PID): Heather Debevec
 1401 San Diego Ave
 (143380101220003)
- S. **CASE NO.:** **VIOLATION LOCATION** **INVESTIGATING**
ADDRESS PID): **OFFICER:**
 LTCL-2024-000112(ADDRESS PID): Heather Debevec
 Rosartia Ave (143370104110009)

| | | | |
|----|--------------------------------------|---|--|
| T. | CASE NO.: LTCL-2024-000114 | VIOLATION LOCATION (ADDRESS PID): 523 S US Highway 1 | INVESTIGATING OFFICER: Heather Debevec |
| U. | CASE NO.: USB-2024-000115 | VIOLATION LOCATION (ADDRESS PID): 436 N 11th St | INVESTIGATING OFFICER: Heather Debevec |
| V. | CASE NO.: LTCL-2024-000125 | VIOLATION LOCATION (ADDRESS PID): 1893 N US Highway 1 | INVESTIGATING OFFICER: Heather Debevec |

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

9. A.

Meeting Date: 09/04/2024

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 - COMPLIED

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: 08/28/2024

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

Special Magistrate Hearing - Nuisance Abatement

9. B.

Meeting Date: 09/04/2024

Re: Case # LTCL 2024-000129- N 26th Street

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000129

VIOLATION LOCATION (ADDRESS PID):

N 26th Street (2408-501-0011-000-6)

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 21, 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:

Florida Land and Farm Holdings Inc

7405 Laurels PL

Port St Lucie, FL 34986

ADDITIONAL PARTY INFO:

Qamar D Wahaj

7405 Laurels PL

Port 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 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 04, 2024 to:
 - o Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - o 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:

- o A fine of \$100.00 per day be assessed for each day the violation continues.
- o 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: 08/23/2024 01:10 PM

Special Magistrate Hearing - Nuisance Abatement

9. C.

Meeting Date: 09/04/2024

Re: Case # LTCL 2024-000138- North 25th Street

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-000138

VIOLATION LOCATION (ADDRESS PID):
N 25th St (2404-710-0074-000-5)

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 22, 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:
Gangie Singh
1514 Tropical DR
Lake Worth, FL 33460

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 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 04, 2024 to:
 - o Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - o 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:

- o A fine of \$100.00 per day be assessed for each day the violation continues.
- o 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: 08/23/2024 01:00 PM

Special Magistrate Hearing - Nuisance Abatement

9. D.

Meeting Date: 09/04/2024

Re: Case # LTCL 2024-000128-432 North 26th Street

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-00128

VIOLATION LOCATION (ADDRESS PID):
432 North 26th Street

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 21, 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:
Jeanne Arias
223 N 2nd St
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 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 04, 2024 to:
 - o Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - o 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:

- o A fine of \$100.00 per day be assessed for each day the violation continues.
- o 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: 08/23/2024 12:39 PM

Special Magistrate Hearing - Nuisance Abatement

9. E.

Meeting Date: 09/04/2024

Re: Case # LTCL 2024-000126-1302 Avenue O

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-000126

VIOLATION LOCATION (ADDRESS PID):
1302 Avenue O

INVESTIGATING OFFICER:
Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 21, 2024

NOV SERVICE METHOD:
Certified/Regular Mail/Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
Adriene D Blakely
2107 N 41st St
Fort Pierce, FL 34946

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 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 04, 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: 08/23/2024 12:16 PM

Special Magistrate Hearing - Nuisance Abatement

9. F.

Meeting Date: 09/04/2024

Re: Case # LTCL 2024-000131-1809 S 29th Street

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000131

VIOLATION LOCATION (ADDRESS PID):

1809 S 29th St

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 22, 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:

Trocone's Family Trust
55 NE 5th Ave Ste 501
Boca Raton, FL 33432

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 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 04, 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: 08/23/2024 11:15 AM

Special Magistrate Hearing - Nuisance Abatement

9. G.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-106 - 1501 Avenue J
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-106 **VIOLATION LOCATION (ADDRESS PID):** 1501 Avenue J (2404-810-0007-000-2) **INVESTIGATING OFFICER:** Manuel Fernandez Jr

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 12, 2024 **NOV SERVICE METHOD:** Certified and regular mailing and posted the property.

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and regular mailing and posted the property.

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Pride Motors LLC
3275 Stevens Creek Blvd STE 130
San Jose, CA 95117 **ADDITIONAL PARTY INFO:** Luiz Felipe Pacheco Marchiori
855 El Camino Real STE #13A
Palo Alto, CA 94301

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 **September 11, 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.
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: 08/22/2024 08:45 AM

Special Magistrate Hearing - Nuisance Abatement

9. H.

Meeting Date: 09/04/2024

Re: Case # LTCL-2024-000102 - 1414 Avenue J

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

Information

SUBJECT:

| CASE NO.: | VIOLATION LOCATION (ADDRESS PID): | INVESTIGATING OFFICER: |
|------------------|--|-------------------------------|
| LTCL-2024-000102 | 1414 Avenue J (2404-516-0044-000-0) | Manuel Fernandez Jr. |

CASE INFORMATION:

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

DATE CASE ESTABLISHED:

August 12, 2024

NOV SERVICE METHOD:

Certified and Regular Mailing and Posted the Property.

NTA ISSUED DATE:

August 23, 2024

NTA SERVICE METHOD:

Certified and Regular Mailing and Posted the Property.

POSTING DATE:

August 25, 2024

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

AR Solutions of Florida Inc
130 S Indian River Dr STE 202
Fort Pierce, FL 34950

ADDITIONAL PARTY INFO:

Sunrise City Concrete Services Inc
130 S Indian River Dr STE 202
Fort Pierce, FL 34950

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 11, 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.

Form Review

Form Started By: Manuel Fernandez, Jr.

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

Special Magistrate Hearing - Nuisance Abatement

9. I.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-132 - 1505 Avenue J
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-132 **VIOLATION LOCATION (ADDRESS PID):** 1505 Avenue J (2404-810-0009-000-6) **INVESTIGATING OFFICER:** Manuel Fernandez Jr

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 22, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and Posted the Property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and Posted the Property

POSTING DATE: August 25, 2024. **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Dwight Scott
Eveth Scott
3521 SW 32nd Ave
West Park, FL 33023

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 **September 11, 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.
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: 08/22/2024 07:11 PM

Special Magistrate Hearing - Nuisance Abatement

9. J.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-133 - 1510 Avenue J
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-133 **VIOLATION LOCATION (ADDRESS PID):** 1510 Avenue J (2404-810-0018-000-2) **INVESTIGATING OFFICER:** Manuel Fernandez Jr

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 22, 2024 **NOV SERVICE METHOD:** Certified and Regular mailing and posted the property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular mailing and posted the property

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Trent Xavier Henley
813 SW Canary TER
Port St. Lucie, FL 34953 **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 **September 11, 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.
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: 08/22/2024 07:19 PM

Special Magistrate Hearing - Nuisance Abatement

9. K.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-124 - 613 N 21st ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-124 **VIOLATION LOCATION (ADDRESS PID):** 613 N 21st ST (2404-709-0033-000-2) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 20, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: S&S Coleman Management Co.
7555 Thoreau Cir
Atlanta, GA 30349 **ADDITIONAL PARTY INFO:** Lashandra Span
7555 Thoreau Cir
Atlanta, GA 30349

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 **September 11, 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.
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: 08/22/2024 07:32 PM

Special Magistrate Hearing - Nuisance Abatement

9. L.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-136 - 807 N 22nd ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-136 **VIOLATION LOCATION (ADDRESS PID):** 807 N 22nd ST (2404-710-0145-000-4) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 22, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the Property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the Property

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Casville Management LLC
5456 NW 44th WAY
Coconut Creek, FL 33073 **ADDITIONAL PARTY INFO:** Coleen Simon
5456 NW 44th WAY
Coconut Creek, FL 33073

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 **September 11, 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.
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: 08/22/2024 07:39 PM

Special Magistrate Hearing - Nuisance Abatement

9. M.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-137 - 810 N 21st ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-137 **VIOLATION LOCATION (ADDRESS PID):** 810 N 21st ST (2404-716-0018-000-3) **INVESTIGATING OFFICER:** Manuel Fernandez Jr

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 22, 2024 **NOV SERVICE METHOD:** Certified and Regular mailing and posted the property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular mailing and posted the property

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Julio C De Armas
Mayra De Armas
3440 21st Ave SW
Naples, FL 34117 **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 **September 11, 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.
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: 08/22/2024 07:44 PM

Special Magistrate Hearing - Nuisance Abatement

9. N.

Meeting Date: 09/04/2024
Re: Case # LTCL-2024-139 - 804 N 22nd ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-139 **VIOLATION LOCATION (ADDRESS PID):** 804 N 22nd ST (2404-709-0015-000-0) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: August 22, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: August 23, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

POSTING DATE: August 25, 2024 **LAST INSPECTION DATE:**

OWNER:

OWNER INFO: Priya Rana
8119 251st ST
Bellrose, NY 11426 **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 **September 11, 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.
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: 08/22/2024 07:49 PM

Special Magistrate Hearing - Nuisance Abatement

9. O.

Meeting Date: 09/04/2024

Re: Case LTCL-2024-000104 - 515 N 8th Street

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

Information

SUBJECT:

| | | |
|------------------|------------------------------------|----------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS | INVESTIGATING |
| LTCL-2024-000104 | PID): | OFFICER: |
| | 515 N 8th St | Heather Debevec |

CASE INFORMATION:

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

| | |
|-------------------------------|--|
| DATE CASE ESTABLISHED: | NOV SERVICE METHOD: |
| August 12, 2024 | certified and regular mail posted the property |

| | |
|-------------------------|--|
| NTA ISSUED DATE: | NTA SERVICE METHOD: |
| August 23, 2024 | certified and regular mail posted the property |

| | |
|----------------------|------------------------------|
| POSTING DATE: | LAST INSPECTION DATE: |
| August 23, 2024 | September 3, 2024 |

OWNER:

OWNER INFO:

Bradley Duane and Suzy Marie Henderson
5677 County Road 106
Elbert, CO 80106

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 mow the property, trim trees to be 7 feet from the ground, clean off fence lines, and remove all 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.

Form Review

Form Started By: Heather Debevec

Started On: 08/12/2024 04:18 PM

Special Magistrate Hearing - Nuisance Abatement

9. P.

Meeting Date: 09/04/2024

Re: Case # LTCL-2024-000105 - 517 N 8th Street

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

Information

SUBJECT:

| | | |
|------------------|------------------------------------|----------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS | INVESTIGATING |
| LTCL2024-000105 | PID): | OFFICER: |
| | 517 N 8th St | Heather Debevec |

CASE INFORMATION:

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

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|-------------------------------|--|
| DATE CASE ESTABLISHED: | NOV SERVICE METHOD: |
| August 12, 2024 | certified and regular mail posted property |

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|-------------------------|--|
| NTA ISSUED DATE: | NTA SERVICE METHOD: |
| August 23, 2024 | certified and regular mail posted property |

| | |
|----------------------|------------------------------|
| POSTING DATE: | LAST INSPECTION DATE: |
| August 23, 2024 | September 3, 2024 |

OWNER:

OWNER INFO:

Mattie M and Virleend Davis
Doris Johnson
304 N 32nd ST
Fort Pierce, FL 34947

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 mow the property, trim the trees to 7 feet from the ground, 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.
-

Form Review

Form Started By: Heather Debevec

Started On: 08/12/2024 04:54 PM

Special Magistrate Hearing - Nuisance Abatement

9. Q.

Meeting Date: 09/04/2024

Re: Case LTCL-2024-000108 - Valencia Ave

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

Information

SUBJECT:

| | | |
|------------------|------------------------------------|----------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS | INVESTIGATING |
| LTCL-2024-000108 | PID): | OFFICER: |
| | Valencia Ave (143370104960008) | Heather Debevec |

CASE INFORMATION:

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

| | |
|-------------------------------|--|
| DATE CASE ESTABLISHED: | NOV SERVICE METHOD: |
| August 13, 2024 | certified and regular mail posted property |

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|-------------------------|--|
| NTA ISSUED DATE: | NTA SERVICE METHOD: |
| August 16, 2024 | certified and regular mail posted property |

| | |
|----------------------|------------------------------|
| POSTING DATE: | LAST INSPECTION DATE: |
| August 16, 2024 | September 3, 2204 |

OWNER:

OWNER INFO:

Randall Coleman
833 Austin CT
Lawrenceville, GA 30046

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 11, 2024 to:
 - Mow the property 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.

Form Review

Form Started By: Heather Debevec

Started On: 08/13/2024 10:34 AM

Special Magistrate Hearing - Nuisance Abatement

9. R.

Meeting Date: 09/04/2024

Re: Case LTCL-2024-000109 - 1401 San Diego Ave

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

Information

SUBJECT:

| | | |
|----------------------|--|-----------------------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS PID): | INVESTIGATING OFFICER: |
| LTCL-2024-0001091401 | San Diego Ave (143380101220003) | Heather Debevec |

CASE INFORMATION:

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

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| DATE CASE ESTABLISHED: August 13, 2024 | NOV SERVICE METHOD: certified and regular mail posted the property |
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| NTA ISSUED DATE: August 16, 2024 | NTA SERVICE METHOD: certified and regular mail posted the property |
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|---|---|
| POSTING DATE: August 16, 2024 | LAST INSPECTION DATE: September 3, 2024 |
|---|---|

OWNER:

OWNER INFO:

Nathaniel J Bailey
Helen Renee McDonald
2855 65th DR Unit 104
Vero Beach, FL 32966

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:
 - Mow the lot 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.

Form Review

Form Started By: Heather Debevec

Started On: 08/13/2024 11:20 AM

Special Magistrate Hearing - Nuisance Abatement

9. S.

Meeting Date: 09/04/2024

Re: Case LTCL-2024-000112 - Rosarita Ave

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

Information

SUBJECT:

| | | |
|------------------|------------------------------------|----------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS | INVESTIGATING |
| LTCL-2024-000112 | PID): | OFFICER: |
| | Rosartia Ave (143370104110009) | Heather Debevec |

CASE INFORMATION:

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

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|-------------------------------|--|
| DATE CASE ESTABLISHED: | NOV SERVICE METHOD: |
| August 13, 2024 | certified and regular mail posted property |

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|-------------------------|--|
| NTA ISSUED DATE: | NTA SERVICE METHOD: |
| August 23, 2024 | certified and regular mail posted property |

| | |
|----------------------|------------------------------|
| POSTING DATE: | LAST INSPECTION DATE: |
| August 23, 2024 | September 3, 2024 |

OWNER:

OWNER INFO:

Valerie E Moore, Tabatha Johnson, Christopher Campbell
812 N 24th ST Apt A
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 September 11, 2024 to:
 - Mow, trim trees to be 7 feet from the ground, and remove all 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.

Form Review

Form Started By: Heather Debevec

Started On: 08/13/2024 12:15 PM

**Special Magistrate Hearing - Nuisance
Abatement**

9. T.

Meeting Date: 09/04/2024

Re: Case LTCL-2024-000114 - 523 S US Highway 1

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

Information

SUBJECT:

| | | |
|--------------------------------------|--|--|
| CASE NO.: LTCL-2024-000114 | VIOLATION LOCATION (ADDRESS PID): 523 S US Highway 1 | INVESTIGATING OFFICER: Heather Debevec |
|--------------------------------------|--|--|

CASE INFORMATION:

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

| | |
|--|--|
| DATE CASE ESTABLISHED: August 13, 2024 | NOV SERVICE METHOD: certified and regular mail posted property |
|--|--|

| | |
|--|--|
| NTA ISSUED DATE: August 23, 2024 | NTA SERVICE METHOD: certified and regular mail posted property |
|--|--|

| | |
|---|--|
| POSTING DATE: August 23, 2024 | LAST INSPECTION DATE: September 13, 2024 |
|---|--|

OWNER:

| | |
|---|-----------------------------------|
| OWNER INFO: Reyna Sampieri, Julio C Delgado, Juan Pablo Sampieri Garcia 2537 SW Galiano RD Port Saint Lucie, FL 34987 | 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 11, 2024 to:
 - Mow the property 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.
-

Form Review

Form Started By: Heather Debevec

Started On: 08/13/2024 02:54 PM

Special Magistrate Hearing - Nuisance Abatement

Meeting Date: 09/04/2024
Re: USB-2024-000115 - 436 N 11th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:
CASE NO.: USB-2024-000115
CASE INFORMATION:
CASE TYPE: Board Up
DATE CASE ESTABLISHED: August 13, 2024
NTA ISSUED DATE: August 23, 2024
POSTING DATE: August 23, 2024
OWNER:
OWNER INFO: Commonwealth Trust Services LLC (TR)
122 E Lake AVE
Longwood, FL 32750
VIOLATIONS:
103-341 - Vacant buildings: Board up required
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 18, 2024 to:
 • Per the Notice of Violation,
 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.
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.

VIOLATION LOCATION (ADDRESS PID):
436 N 11th St

INVESTIGATING OFFICER:
Heather Debevec

IF REPEAT, prior hearing date:

NOV SERVICE METHOD:
certified and regular mail posted property

NTA SERVICE METHOD:
certified and regular mail posted property

LAST INSPECTION DATE:
September 9, 2024

ADDITIONAL PARTY INFO:

Form Review

Form Started By: Heather Debevec

Started On: 08/15/2024 01:28 PM

9. U.

ducts designed for this intended use and installed in a workmanlike manner.

Special Magistrate Hearing - Nuisance Abatement

9. V.

Meeting Date: 09/04/2024

Re: Case # LTCL-2024-000125 - 1893 N US Highway 1

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

Information

SUBJECT:

| | | |
|------------------|------------------------------------|----------------------|
| CASE NO.: | VIOLATION LOCATION (ADDRESS | INVESTIGATING |
| LTCL-2024-000125 | PID): | OFFICER: |
| | 1893 N US Highway 1 | Heather Debevec |

CASE INFORMATION:

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

| | |
|-------------------------------|--|
| DATE CASE ESTABLISHED: | NOV SERVICE METHOD: |
| August 20, 2024 | certified and regular mail posted property |

| | |
|-------------------------|--|
| NTA ISSUED DATE: | NTA SERVICE METHOD: |
| August 23, 2024 | certified and regular mail posted property |

| | |
|----------------------|------------------------------|
| POSTING DATE: | LAST INSPECTION DATE: |
| August 23, 2204 | September 3, 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)(iii) - Nuisances: Landscaping requirement for properties larger than 3 acres.

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 11, 2024 to:
 - Per the Notice of Violation, mow, trim trees to be 7 feet from the ground, 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: 08/20/2024 11:16 AM