

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 25, 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)**

0.	23-2314 CE	812 Beach Ct	812 Beach Court LLC	Charmaine Kirkland
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- 8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**
- 9. **OTHER CASES**

A.	CASE NO.: LTCL-2024-14	VIOLATION LOCATION (ADDRESS PID): 2609 Citrus Ave	INVESTIGATING OFFICER: Isaac Saucedo
B.	CASE NO.: LTCL-2024-175	VIOLATION LOCATION (ADDRESS PID): TBD (240480100400007)	INVESTIGATING OFFICER: Isaac Saucedo
C.	CASE NO.: LTCL-2024-000170	VIOLATION LOCATION (ADDRESS PID): N 26th Street (2408-501-0086-000-2)	INVESTIGATING OFFICER: Charmaine Kirkland
D.	CASE NO.: LTCL-2024-000181	VIOLATION LOCATION (ADDRESS PID): Avenue L (2404-608-0103-000-4)	INVESTIGATING OFFICER: Charmaine Kirkland
E.	CASE NO.: LTCL-2024-134	VIOLATION LOCATION (ADDRESS PID): 1512 Avenue J (2404-810-0019-000-9)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
F.	CASE NO.: LTCL-2024-162	VIOLATION LOCATION (ADDRESS PID): 423 N 19th ST (2409-602-0241-000-0)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
G.	CASE NO.: LTCL-2024-163	VIOLATION LOCATION (ADDRESS PID): 431 N 19th ST (2409-602-0243-000-4)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
H.	CASE NO.: LTCL-2024-164	VIOLATION LOCATION (ADDRESS PID): N 19th ST (2409-602-0244-000-1)	INVESTIGATING OFFICER: Manuel Fernandez Jr.

I.	CASE NO.: LTCL-2024-165	VIOLATION LOCATION (ADDRESS PID): 434 N 19th ST (2409-603-0073-000-4)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
J.	CASE NO.: LTCL-2024-167	VIOLATION LOCATION (ADDRESS PID): 421 N 20th ST (2409-603-0046-000-6)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
K.	CASE NO.: LTCL-2024-169	VIOLATION LOCATION (ADDRESS PID): 312 N 18th ST (2409-606-0019-000-7)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
L.	CASE NO.: LTCL-2024-171	VIOLATION LOCATION (ADDRESS PID): 1402 S 25th St (2416-602-0209-000-6)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
M.	CASE NO.: LTCL-2024-172	VIOLATION LOCATION (ADDRESS PID): 2406 Nebraska Ave (2416-602-0213-000-7)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
N.	CASE NO.: LTCL-2024-173	VIOLATION LOCATION (ADDRESS PID): 2313 Mississippi Ave (2416-602-0214-000-4)	INVESTIGATING OFFICER: Manuel Fernandez Jr.
O.	CASE NO.: NUIS2024-2	VIOLATION LOCATION (ADDRESS PID): 2040 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
P.	CASE NO.: LTCL-2024-141	VIOLATION LOCATION (ADDRESS PID): 504 Granada Street	INVESTIGATING OFFICER: Heather Debevec
Q.	CASE NO.: LTCL-2024-142	VIOLATION LOCATION (ADDRESS PID): Granada St 240152500050004	INVESTIGATING OFFICER: Heather Debevec
R.	CASE NO.: LTCL-2024-143	VIOLATION LOCATION (ADDRESS PID): Granada Street 240152500040007	INVESTIGATING OFFICER: Heather Debevec
S.	CASE NO.: LTCL-2024-144	VIOLATION LOCATION (ADDRESS PID): Granada St 240152500030000	INVESTIGATING OFFICER: Heather Debevec
T.	CASE NO.: LTCL-2024-145	VIOLATION LOCATION (ADDRESS PID): Granada St 240152500020003	INVESTIGATING OFFICER: Heather Debevec
U.	CASE NO.: LTCL-2024-146	VIOLATION LOCATION (ADDRESS PID): Granada St 240152500010006	INVESTIGATING OFFICER: Heather Debevec
V.	CASE NO.: LTCL2024-147	VIOLATION LOCATION (ADDRESS PID): Hernando St 240150500030008	INVESTIGATING OFFICER: Heather Debevec
W.	CASE NO.: LTCL-2024-148	VIOLATION LOCATION (ADDRESS PID): Porpoise Ave 2401505800020001	INVESTIGATING OFFICER: Heather Debevec
X.	CASE NO.: LTCL-2024- 149	VIOLATION LOCATION (ADDRESS PID): S Ocean Dr 240150500010004	INVESTIGATING OFFICER: Heather Debevec
Y.	CASE NO.: LTCL-2024-157	VIOLATION LOCATION (ADDRESS PID): 1408 S 10th St	INVESTIGATING OFFICER: Heather Debevec
Z.	CASE NO.: LTCL-2024-160	VIOLATION LOCATION (ADDRESS PID): 313 N 17th St	INVESTIGATING OFFICER: Heather Debevec
AA.	CASE NO.: LTCL-2024-168	VIOLATION LOCATION (ADDRESS PID): 1401 San Diego Ave	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**

7. 0.

Meeting Date: 09/25/2024

Information

SUBJECT:

23-2314 CE	812 Beach Ct	812 Beach Court LLC	Charmaine Kirkland	
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CASE INFORMATION:

Case Initiated:	August 3, 2024	Type of Presentation:	Massey	
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OWNER:

VIOLATOR: 812 Beach Court LLC 812 Beach Ct Ft Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.1 Exterior structure – General
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/CASE FOLLOW-UP:

November 15, 2023 - Special Magistrate Pelletier found the violations exist and granted the violator 30 days to comply or be fined \$100.00 daily.
January 17, 2024 - Affidavit of Non-compliance issued
January 23, 2024 - Massey letter sent
February 2, 2024 - Received letter from owner requesting extension
May 2, 2024 - Affidavit of compliance issued
August 22, 2024 - Massey request received
Balance: \$11,020.00

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: Rotten wood was repaired. Items removed from the outside.
3. Any previous violations committed by the violator: 1 Code case in 2019. Case was closed in 3 months.

RECOMMENDATION:

To be determined

Attachments

Property Card

Form Review

Form Started By: Katherine Calderon

Started On: 09/18/2024 10:52 AM

Property Identification

Site Address: 812 BEACH CT	Parcel ID: 2415-601-0019-000-1	Account #: 24543	Sec/Town/Range: 15/35S/40E
Map ID: 24/15N	Zoning: SF Interme	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

812 Beach Court LLC
812 Beach CT
Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 4 N 20 FT OF LOT 6, ALL LOT 14 AND S 40 FT OF LOT 15 (OR 4116-770)

Current Values

Just/Market:	\$211,500	Assessed:	\$151,241	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$151,241	2024	\$211,500	\$151,241	\$0	\$151,241
				2023	\$169,700	\$137,492	\$0	\$137,492
				2022	\$158,900	\$124,993	\$0	\$124,993

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-02-2018	4116 / 0770	0137	SPWD	Usdan (TR) Vikki	\$95,000
01-03-2018	4083 / 0440	0118	CertTtle	Phillius Magdalene	\$67,700
10-20-2016	3928 / 0084	0001	WD	Usdan Realty Inc	\$77,000

Primary Building Information

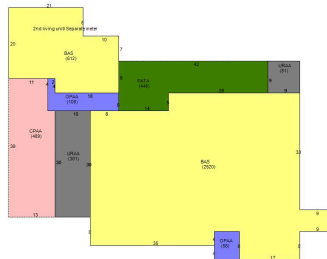
Finished Area of this building: 3,132 SF
Gross Sketched Area: 4,615 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1947	Frame:	Grade: MFAQ	Effective Year: 1947
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 5	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	3,132
Gross Sketched Area (SF):	4,615
Land Size (acres):	0.34
Land Size (SF):	14,615
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	1020	1947

Special Magistrate Hearing - Nuisance Abatement

9. A.

Meeting Date: 09/25/2024

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

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

Information

SUBJECT:

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

CASE INFORMATION:

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

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

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

POSTING DATE:	LAST INSPECTION DATE:
August 16, 2024	

OWNER:

OWNER INFO:	ADDITIONAL PARTY INFO:
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: 09/12/2024

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

Special Magistrate Hearing - Nuisance Abatement

9. B.

Meeting Date: 09/25/2024

Re: Case # LTCL-2024-175 - TBD

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

Information

SUBJECT:

CASE NO.:
LTCL-2024-175

VIOLATION LOCATION (ADDRESS PID):
TBD (240480100400007)

INVESTIGATING OFFICER:
Isaac Saucedo

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
September 11, 2024

NOV SERVICE METHOD:
Certified/Regular Mail/Property Posted

NTA ISSUED DATE:
September 11, 2024

NTA SERVICE METHOD:
Certified/Regular Mail/Property Posted

POSTING DATE:
September 13, 2024

LAST INSPECTION DATE:

OWNER:

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

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 **October 2, 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

Started On: 09/12/2024 07:55 AM

Special Magistrate Hearing - Nuisance Abatement

9. C.

Meeting Date: 09/25/2024

Re: Case # LTCL 2024-000170-N 26th St (2408-501-0086-000-2)

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000170

VIOLATION LOCATION (ADDRESS PID):

N 26th Street (2408-501-0086-000-2)

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

September 05, 2024

NOV SERVICE METHOD:

Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

NTA SERVICE METHOD:

Certified and Regular Mail and Posted Property

POSTING DATE:

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

Shannon Bustamante
316 Payne DR
Miami Springs, FL 33166

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 25, 2024, to:
 - o Cut 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: 09/13/2024 04:54 PM

Special Magistrate Hearing - Nuisance Abatement

9. D.

Meeting Date: 09/25/2024

Re: Case # LTCL 2024-000181-Avenue L (2404-608-0103-000-4)

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

Information

SUBJECT:

CASE NO.:

LTCL-2024-000181

VIOLATION LOCATION (ADDRESS PID):

Avenue L (2404-608-0103-000-4)

INVESTIGATING OFFICER:

Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

September 12, 2024

NOV SERVICE METHOD:

Certified and Regular Mail and Posted Property

NTA ISSUED DATE:

September 13, 2024

NTA SERVICE METHOD:

Certified and Regular Mail and Posted Property

POSTING DATE:

September 13, 2024

LAST INSPECTION DATE:

OWNER:

OWNER INFO:

IC 6 Investment LLC
66 W Flagler St
Miami, FL 33130

ADDITIONAL PARTY INFO:

Ernest Isidor
66 W Flagler St Suite 900
Miami, FL 33130

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until September 25, 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: 09/13/2024 05:09 PM

Special Magistrate Hearing - Nuisance Abatement

9. E.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-134 - 1512 Avenue J
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-134 **VIOLATION LOCATION (ADDRESS PID):** 1512 Avenue J (2404-810-0019-000-9) **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: C&G Quality Enterprises
6034 SW 164th PL
Miami, FL 33193 **ADDITIONAL PARTY INFO:** Giancarlo Anitto
6034 SW 164th PL
Miami, FL 33193

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 07:26 PM

Special Magistrate Hearing - Nuisance Abatement

9. F.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-162 - 423 N 19th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-162 **VIOLATION LOCATION (ADDRESS PID):** 423 N 19th ST (2409-602-0241-000-0) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 2, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

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

OWNER:

OWNER INFO: Ferrara Family Limited Partner
4200 West 44th St
Edina, MN 55424

ADDITIONAL PARTY INFO: Bruce T Ferrara
4200 West 44th St
Edina, MN 55424

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 **October 2, 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: 09/02/2024 03:18 PM

Special Magistrate Hearing - Nuisance Abatement

9. G.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-163 - 431 N 19th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-163 **VIOLATION LOCATION (ADDRESS PID):** 431 N 19th ST (2409-602-0243-000-4) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 2, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and Posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and Posted the property

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

OWNER:

OWNER INFO: C&G Quality Enterprises
6034 SW 164th PL
Miami, FL 33193 **ADDITIONAL PARTY INFO:** GIANCARLO ANNITTO
6034 SW 164TH PL
MIAMI, FL 33193

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 **October 2, 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: 09/02/2024 04:04 PM

Special Magistrate Hearing - Nuisance Abatement

9. H.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-164 - N 19th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-164 **VIOLATION LOCATION (ADDRESS PID):** N 19th ST (2409-602-0244-000-1) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 2, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and Posted Property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and Posted Property

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

OWNER:

OWNER INFO: 1865 REALTY GROUP LLC
1717 Orange AVE # 4207
Fort Pierce, FL 34950

ADDITIONAL PARTY INFO: ZENBUSINESS INC.
336 E. COLLEGE AVE., SUITE 301
TALLAHASSEE, FL 32301

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 **October 2, 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: 09/02/2024 04:45 PM

Special Magistrate Hearing - Nuisance Abatement

9. I.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-165 - 434 N 19th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-165 **VIOLATION LOCATION (ADDRESS PID):** 434 N 19th ST (2409-603-0073-000-4) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 4, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

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

OWNER:

OWNER INFO: Sona Avagyan
29 Florida ST
Springfield, MA 01109 **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 **October 2, 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
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 - 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: 09/04/2024 04:41 PM

Special Magistrate Hearing - Nuisance Abatement

9. J.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-167 - 421 N 20th ST
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-167 **VIOLATION LOCATION (ADDRESS PID):** 421 N 20th ST (2409-603-0046-000-6) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 4, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

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

OWNER:

OWNER INFO: Jacob Berry Jr.
Celestine B Roundtree
Gloria Dickerson
3006 Langston DR
Fort Pierce, FL 34946

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 **October 2, 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: 09/05/2024 08:24 AM

Special Magistrate Hearing - Nuisance Abatement

9. K.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-169 - 312 N 18th St
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-169 **VIOLATION LOCATION (ADDRESS PID):** 312 N 18th ST (2409-606-0019-000-7) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 5, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

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

OWNER:

OWNER INFO: Mehmet Ali Dinc
c/o Vessel Emelina
4200 N Flagler Dr
West Palm Beach, FL 33407

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 **October 2, 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: 09/05/2024 10:01 AM

Special Magistrate Hearing - Nuisance Abatement

9. L.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-171 - 1402 S 25th St
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-171 **VIOLATION LOCATION (ADDRESS PID):** 1402 S 25th St (2416-602-0209-000-6) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 5, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted on property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted on property

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

OWNER:

OWNER INFO: H And N 669 Prima Vista LLC
7892 Saddlebrook Dr
Port St. Lucie, FL 34986

ADDITIONAL PARTY INFO: Brennan, Manna & Diamond, P.L.
76 S Laura ST Suite 2110
Jacksonville, FL 32202

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 **October 2, 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: 09/05/2024 11:20 AM

Special Magistrate Hearing - Nuisance Abatement

9. M.

Meeting Date: 09/25/2024
Re: Case # LTCL-2024-172 - 2406 Nebraska Ave
Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

CASE NO.: LTCL-2024-172 **VIOLATION LOCATION (ADDRESS PID):** 2406 Nebraska Ave (2416-602-0213-000-7) **INVESTIGATING OFFICER:** Manuel Fernandez Jr.

CASE INFORMATION:

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

DATE CASE ESTABLISHED: September 5, 2024 **NOV SERVICE METHOD:** Certified and Regular Mailing and posted the property

NTA ISSUED DATE: September 9, 2024 **NTA SERVICE METHOD:** Certified and Regular Mailing and posted the property

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

OWNER:

OWNER INFO: H and N Nebraska 2406 Ave LLC
7892 Saddlebrook Dr
Port St. Lucie, FL 34986 **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 **October 2, 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: 09/05/2024 02:16 PM

Special Magistrate Hearing - Nuisance Abatement

9. N.

Meeting Date: 09/25/2024

Re: Case # LTCL-2024-173 - 2313 Mississippi Avenue

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

Information

SUBJECT:

CASE NO.: LTCL-2024-173
VIOLATION LOCATION (ADDRESS PID): 2313 Mississippi Ave (2416-602-0214-000-4)

INVESTIGATING OFFICER: Manuel Fernandez Jr.

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
September 5, 2024

NOV SERVICE METHOD:
Certified and Regular Mailing and posted the property

NTA ISSUED DATE:
September 9, 2024

NTA SERVICE METHOD:
Certified and Regular Mailing and posted the property

POSTING DATE:
September 9, 2024

LAST INSPECTION DATE:

OWNER:

OWNER INFO:
Noah Blum
2316 Nebraska Ave
Fort Pierce, FL 34950

ADDITIONAL PARTY INFO:

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until **October 2, 2024** to:
 - 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: 09/05/2024 03:13 PM

Special Magistrate Hearing - Nuisance Abatement

9. O.

Meeting Date: 09/25/2024

Re: NUIS2024-2 - 2040 S US Highway 1

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

Information

SUBJECT:

CASE NO.: NUIS2024-2
VIOLATION LOCATION (ADDRESS PID): 2040 S US Highway 1

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Board Up / Nuisance

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 28, 2024

NOV SERVICE METHOD:
certified and regular mail and posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail and posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Mohammed Nasser
1007 Salmon Isle
Greenacres, FL 33413

ADDITIONAL PARTY INFO:

VIOLATIONS:

103-341 - Vacant buildings: Board up required

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 October 2, 2024 to:
 - Per the Notice of Violation, please cover all windows and doors in accordance to the ordinance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 08/28/2024 11:36 AM

Special Magistrate Hearing - Nuisance Abatement

9. P.

Meeting Date: 09/25/2024

Re: LTCL-2024 - 141 - 504 Granada Street

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

Information

SUBJECT:

CASE NO.: LTCL-2024-141
VIOLATION LOCATION (ADDRESS PID): 504 Granada Street

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 3, 2024

OWNER:

OWNER INFO:
Joseph J Koch Sr (TR)
Kay H Koch (TR)
501 Hernando St
Fort Pierce, FL 34949

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) (11) 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 October 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

Started On: 08/28/2024 12:54 PM

Special Magistrate Hearing - Nuisance Abatement

9. Q.

Meeting Date: 09/25/2024

Re: LTCL-2024 - 142 - Granada St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-142
VIOLATION LOCATION (ADDRESS PID): Granada St 240152500050004

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Broadmore Land Trust
9825 NE 2nd AVE Unit 53041
Miami, FL 33153

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 02:05 PM

Special Magistrate Hearing - Nuisance Abatement

9. R.

Meeting Date: 09/25/2024

Re: LTCL-2024 -143-Granada St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-143
VIOLATION LOCATION (ADDRESS PID): Granada Street 240152500040007

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Broadmore Land Trust
9825 NE 2nd AVE Unit 53041
Miami, FL 33153

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 02:36 PM

Special Magistrate Hearing - Nuisance Abatement

9. S.

Meeting Date: 09/25/2024

Re: LTCL-2024-144- Granada St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-144
VIOLATION LOCATION (ADDRESS PID): Granada St 240152500030000

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Broadmore Land Trust
9825 NE 2nd AVE Unit 53041
Miami, FL 33153

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 03:54 PM

Special Magistrate Hearing - Nuisance Abatement

9. T.

Meeting Date: 09/25/2024

Re: LTCL-2024-145-Granada St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-145
VIOLATION LOCATION (ADDRESS PID): Granada St 240152500020003

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Broadmore Land Trust
9825 NE 2nd AVE Unit 53041
Miami, FL 33153

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 04:20 PM

Special Magistrate Hearing - Nuisance Abatement

9. U.

Meeting Date: 09/25/2024

Re: LTCL-2024-146 - Granada St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-146
VIOLATION LOCATION (ADDRESS PID): Granada St 240152500010006

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Broadmore Land Trust
9825 NE 2nd AVE Unit 53041
Miami, FL 33153

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 04:34 PM

Special Magistrate Hearing - Nuisance Abatement

9. V.

Meeting Date: 09/25/2024

Re: LTCL-2024-147-Hernando St

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

Information

SUBJECT:

CASE NO.: VIOLATION LOCATION (ADDRESS PID):
LTCL2024-147 Hernando St 240150500030008

INVESTIGATING OFFICER:
Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Daniel Longman (TR)
10358 Boca Woods LN
Boca Raton, FL 33428

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/28/2024 04:48 PM

Special Magistrate Hearing - Nuisance Abatement

9. W.

Meeting Date: 09/25/2024

Re: LTCL-2024-148 - Porpoise Ave

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

Information

SUBJECT:

CASE NO.: LTCL-2024-148
VIOLATION LOCATION (ADDRESS PID): Porpoise Ave 2401505800020001

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 27, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Daniel Longman (TR)
10358 Boca Woods LN
Boca Raton, FL 33428

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/29/2024 08:31 AM

Special Magistrate Hearing - Nuisance Abatement

9. X.

Meeting Date: 09/25/2024

Re: LTCL-2024-149 - S Ocean Dr

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

Information

SUBJECT:

CASE NO.:

LTCL-2024- 149

VIOLATION LOCATION (ADDRESS PID):

S Ocean Dr 240150500010004

INVESTIGATING OFFICER:

Heather Debevec

CASE INFORMATION:

CASE TYPE:

Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:

August 27, 2024

NOV SERVICE METHOD:

certified and regular mail posted property

NTA ISSUED DATE:

September 5, 2024

NTA SERVICE METHOD:

certified and regular mail posted property

POSTING DATE:

September 5, 2024

LAST INSPECTION DATE:

September 23, 2024

OWNER:

OWNER INFO:

Daniel Longman (TR)
10358 Boca Woods LN
Boca Raton, FL 3342

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/29/2024 08:48 AM

Special Magistrate Hearing - Nuisance Abatement

9. Y.

Meeting Date: 09/25/2024

Re: LTCL-2024-157 - 1408 S 10th St

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

Information

SUBJECT:

CASE NO.: VIOLATION LOCATION (ADDRESS PID):
LTCL-2024-157 1408 S 10th St

INVESTIGATING OFFICER:
Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 29, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Marion Pillwein
1408 S 10th St
Fort Pierce, FL 34950

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/29/2024 03:49 PM

Special Magistrate Hearing - Nuisance Abatement

9. Z.

Meeting Date: 09/25/2024

Re: LTCL-2024-160 - 313 N 17th St

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

Information

SUBJECT:

CASE NO.: LTCL-2024-160
VIOLATION LOCATION (ADDRESS PID): 313 N 17th St

INVESTIGATING OFFICER: Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
August 30, 2024

NOV SERVICE METHOD:
certified and regular mail posted property

NTA ISSUED DATE:
September 5, 2024

NTA SERVICE METHOD:
certified and regular mail posted property

POSTING DATE:
September 5, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

OWNER INFO:
Ricky D Brown
Linda B Brown
908 N 24th St
Fort Pierce, FL 34950

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 08/30/2024 01:53 PM

Special Magistrate Hearing - Nuisance Abatement

9. AA.

Meeting Date: 09/25/2024

Re: LTCL-2024-168 - 1401 San Diego Ave

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

Information

SUBJECT:

CASE NO.: VIOLATION LOCATION (ADDRESS PID):
LTCL-2024-168 1401 San Diego Ave

INVESTIGATING OFFICER:
Heather Debevec

CASE INFORMATION:

CASE TYPE:
Lot Clearing

If REPEAT, prior hearing date:

DATE CASE ESTABLISHED:
September 5, 2024

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

NTA ISSUED DATE:
September 6, 2024

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

POSTING DATE:
September 6, 2024

LAST INSPECTION DATE:
September 23, 2024

OWNER:

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

ADDITIONAL PARTY INFO:
Nathaniel J Bailey
Helen Renee McDonald
1717 Party PL
Fort Pierce, FL 34947

VIOLATIONS:

24-19(11)(a)(b) - 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 October 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

Started On: 09/05/2024 08:30 AM