

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, October 2, 2024 - 1:30 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

1. 

24-637CE	1816 S 29th Street	DONNA M LAGES	Heather Debevec
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2. 

24-452 CE	2405 Sunrise Boulevard	PINK SUNRISE LLC	Heather Debevec
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3. 

24-469 CE	704 N 7th Street	HAMID SLIMANE	Heather Debevec
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4. 

24-460 CE	714 N 7th Street	HAMID SLIMANE	Heather Debevec
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4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A. 

24-832 CE	208 Avenue A	K AND K II INC	Heather Debevec
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B.	24- 374CE	735 Orange Avenue	FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC.	Heather Debevec
C.	24-1151 CE	429 N 11th Street	Janie Lee Cash	Heather Debevec
D.	24- 786CE	213 Osceola Avenue	Lela E Piersall (EST)	Heather Debevec
E.	24-676 CE	610 N 6th Street	HAMID SLIMANE	Heather Debevec
F.	24-465 CE	702 N 6th Street	HAMID SLIMANE	Heather Debevec
G.	24- 635CE	1813 S 29th Street	JOSHUA S GEORGE	Heather Debevec

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

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

9. **OTHER CASES**

A.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-170	N 26th Street (2408-501-0086-000-2)	Charmaine Kirkland

B.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-181	Avenue L (2404-608-0103-000-4)	Charmaine Kirkland

C.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	USB-2024-150	2706 S 10th St	Isaac Saucedo

D.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-175	TBD (240480100400007)	Isaac Saucedo

E.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-185	301 N 30th St	Isaac Saucedo

F.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-186	707 N 13th St	Isaac Saucedo

G. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-184 McCray Ct (240482000180003) Isaac Saucedo

H. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-183 Avenue H (24044200070003) Isaac Saucedo

I. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-182 N 13th St (240444200060006) Isaac Saucedo

J. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-180 1001 N 13th St Isaac Saucedo

K. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-177 1012 N 13th St Isaac Saucedo

L. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-178 1009 N 13th St Isaac Saucedo

M. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-176 N 13th St (240480400100007) Isaac Saucedo

N. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-179 1006 N 14th St Isaac Saucedo

10. **NEW BUSINESS**

11. **OLD BUSINESS**

A. **CASE NO.: VIOLATION LOCATION (ADDRESS PID): INVESTIGATING OFFICER:**  
LTCL-2024-109 1401 San Diego Ave (143380101220003) Heather Debevec

B.

24-20 CE	120 Desota Street	Donna M Becker, Juanita Spera, Teresa Van Valkenburgh	Heather Debevec
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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**

**3. B. 1.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-637 - 1816 S 29th Street

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

**Information**

**SUBJECT:**

24-637CE	1816 S 29th Street	DONNA M LAGES	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 15, 2024	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: DONNA M LAGES 1816 S 29TH ST FT PIERCE, FL 34947	
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**VIOLATIONS:**

*IPMC 702.4 Emergency escape openings (covered windows)  
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement  
 IPMC 304.2 Protective treatment.*

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 20 days to:
  - Remove or fully open all shutters around the home.
  - Refrain from parking in the front yard.
  - Paint bare wood and areas of discoloration.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

**Form Review**

Inbox	Reviewed By	Date
Stop has been removed	Heather Debevec	05/31/2024 01:53 PM
Stop has been removed	Heather Debevec	06/25/2024 01:51 PM
Stop has been removed	Heather Debevec	06/25/2024 01:52 PM
Stop has been removed	Heather Debevec	07/18/2024 02:46 PM
Stop has been removed	Heather Debevec	07/22/2024 04:45 PM

Stop has been removed

Katherine Calderon

08/13/2024 10:10 AM

Stop has been removed

Katherine Calderon

09/04/2024 08:30 AM

Form Started By: Heather Debevec

Started On: 05/31/2024 01:47 PM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-452 - 2405 Sunrise Boulevard

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

**Information**

**SUBJECT:**

24-452 CE	2405 Sunrise Boulevard	PINK SUNRISE LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23, 2024	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> PINK SUNRISE LLC 1750 NE 191ST ST, APT 809 MIAMI, FL 33179	<b>REGISTERED AGENT:</b> ADRIANA KOZMA 1750 NE 191ST ST 809 MIAMI, FL 33179
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**VIOLATIONS:**

*IPMC 304.2 Protective treatment.*

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 20 days to:
  - Paint the areas on the home where paint is peeling and discoloring.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Stop has been removed	Heather Debevec	05/15/2024 02:48 PM
Stop has been removed	Katherine Calderon	08/08/2024 01:09 PM
Stop has been removed	Katherine Calderon	08/13/2024 10:09 AM
Form Started By: Heather Debevec		Started On: 05/07/2024 11:36 AM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 10/02/2024

**Re:** Case # 24-469 - 704 N 7th Street

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

**Information**

**SUBJECT:**

24-469 CE	704 N 7th Street	HAMID SLIMANE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23, 2024	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: HAMID SLIMANE 614 N 7TH ST FT PIERCE, FL 34950	
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**VIOLATIONS:**

*Section 30-28(c) – Responsibility for containers*  
*Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage*  
*Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture*  
*IPMC 304.13 Window, skylight, and door frames.*  
*IPMC 304.2 Protective treatment.*  
*IPMC 304.1 Exterior structure – General.*

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:
  - Move all trash/recycling containers to the side or rear of structure on non-collection days.
  - Move all items from public view that is not designed to be used or kept outside. Bring in or remove all indoor styled furniture.
  - Replace the missing handle on the door.
  - Pressure wash the east steps and bricks around the planter.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to:
  - Replace all rotting wood around the home.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.

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## Form Review

Form Started By: Heather Debevec

Started On: 05/24/2024 01:24 PM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 10/02/2024

**Re:** Case # 24-460 - 614 N 7th Street

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

**Information**

**SUBJECT:**

24-460 CE	714 N 7th Street	HAMID SLIMANE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23, 2024	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: HAMID SLIMANE 614 N 7TH ST FT PIERCE, FL 34950	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 IPMC 304.2 Protective treatment.  
 Section 117-3(b) – Removal of signs.  
 IPMC 302.7 Accessory structures.  
 IPMC 302.3 Sidewalks and driveways.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:

- Remove all items kept on property within view of the public, unless such item is specifically used and designed to be kept outdoors.
- Paint the bare stucco, bare wood, peeling, discolored, and rusting areas around the building.
- Remove all signage for businesses that are no longer present and replace lighted signage with blank or opaque pieces.

2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to:

- Repair the cinder block walls around the property where they are cracking, crumbling, and deteriorating.
- Repair the pot holes, uneven pavement, and deterioration in the parking at the front and

- back of the building.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.
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## **Form Review**

Form Started By: Heather Debevec

Started On: 05/22/2024 04:25 PM

**Special Magistrate Hearing**

**6. A.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-832 - 208 Avenue A

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

**Information**

**SUBJECT:**

24-832 CE	208 Avenue A	K AND K II INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 15, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: K AND K II INC 3636 N MILTON RD FT PIERCE, FL 34946	REGISTERED AGENT: K AND K II INC 3636 N MILTON RD FT PIERCE, FL 34946
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) will be given 30 days to:
  - Paint the building, trim, aluminum, where it is peeling, fading, discolored, and rusting.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/04/2024

Started On: 05/28/2024 09:07 AM

**Special Magistrate Hearing**

**6. B.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-374 - 735 Orange Avenue

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

**Information**

**SUBJECT:**

24- 374CE	735 Orange Avenue	FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC.	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC. 735 ORANGE AVE FT PIERCE, FL 34950	REGISTERED AGENT: JOANES DR MARTIN 735 ORANGE AVE FT PIERCE, FL 34950
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
IPMC 304.1 Exterior structure – General.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 30 days to:
  - Pressure wash and paint the discolored areas of the building.
  - Paint the areas of the building where the paint is peeling.
  - Obtain a permit and comply with all permit conditions to repair or replace the rotting trim, soffit, overhangs, and window frames around the building.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/04/2024

Started On: 05/08/2024 02:26 PM

**Special Magistrate Hearing**

**6. C.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-1151 - 429 N 11th Street

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

**Information**

**SUBJECT:**

24-1151 CE	429 N 11th Street	Janie Lee Cash	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 24, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: Janie Lee Cash 429 N 11th Street Ft Pierce, FL 34950	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
IPMC 304.7 Roofs and drainage.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:
  - Paint all areas where paint is fading, peeling, discoloring, and bare wood is showing through.
  - Obtain a permit and comply with all permit conditions to repair or replace the rotting boards on the fascia.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/10/2024

Started On: 07/10/2024 02:13 PM

**Special Magistrate Hearing**

**6. D.**

**Meeting Date:** 10/02/2024

**Re:** Case # 24-786 - 213 Osceola Avenue

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

**Information**

**SUBJECT:**

24- 786CE	213 Osceola Avenue	Lela E Piersall (EST)	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 15, 2024	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Lela E Piersall (EST) 213 Osceola Ave Ft Pierce, FL 34982	<b>RESPONSIBLE PARTY:</b> Raul Perez rap@dillevans.com
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**VIOLATIONS:**

Section 123-37(12) – Landscape maintenance  
IPMC 304.2 Protective treatment.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 20 days to:
  - Mow the yard and clean off fence lines.
  - Paint all areas where discoloring, peeling, and bare wood is showing.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/10/2024

Started On: 07/10/2024 01:34 PM

**Special Magistrate Hearing**

**6. E.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-676 - 610 N 6th Street

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

**Information**

**SUBJECT:**

24-676 CE	610 N 6th Street	HAMID SLIMANE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 22, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: HAMID SLIMANE 614 N 7TH ST FT PIERCE, FL 34950	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture  
 IPMC 304.2 Protective treatment.  
 IPMC 304.12 Handrails and guards.  
 IPMC 302.3 Sidewalks and driveways.  
 IPMC 302.7 Accessory structures.

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:
  - Obtain a permit and comply with all permit conditions to repair the areas of the parking lot that has pot holes and deterioration.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

The city requests that the Special Magistrate find that a violation of the following sections did exist but were cured prior to today’s hearing.

1. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
2. Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
3. IPMC 304.2 Protective treatment.
4. IPMC 304.12 Handrails and guards.

5. IPMC 302.7 Accessory structures

6. The city requests that the violator be notified that if a violation of this section occurs again on any property owned by the violator:

1. That per State Statute 162.06(3), additional time to correct the violation is not required, and the matter will be scheduled for a hearing before the Special Magistrate.
2. That per State Statute 162.09(1), the Special Magistrate may order a fine to accrue for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector.
3. That per State Statute 162.09(2)(a), the amount of the fine for the repeat violation may be up to \$500.00 per day.

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### **Form Review**

Form Started By: Heather Debevec

Started On: 05/22/2024 03:42 PM

Final Approval Date: 09/24/2024

**Special Magistrate Hearing**

**6. F.**

**Meeting Date:** 10/02/2024

**Re:** Case #24-465 - 702 N 6th Street

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

**Information**

**SUBJECT:**

24-465 CE	702 N 6th Street	HAMID SLIMANE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: HAMID SLIMANE 614 N 7TH ST FT PIERCE, FL 34950	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 IPMC 304.2 Protective treatment.  
 IPMC 304.1 Exterior structure – General.  
 IPMC 304.13 Window, skylight, and door frames.  
 Sec. 125-187. – Allowed Uses

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:
  - Obtain a temporary use permit for the storage / shipping container.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

The city requests that the Special Magistrate find that a violation of the following sections did exist but were cured prior to today’s hearing.

1. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
2. IPMC 304.2 Protective treatment.
3. IPMC 304.1 Exterior structure – General.
4. IPMC 304.13 Window, skylight, and door frames.
5. The city requests that the violator be notified that if a violation of this section occurs again on any property owned by the violator:
  1. That per State Statute 162.06(3), additional time to correct the violation is not

required, and the matter will be scheduled for a hearing before the Special Magistrate.

2. That per State Statute 162.09(1), the Special Magistrate may order a fine to accrue for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector.
3. That per State Statute 162.09(2)(a), the amount of the fine for the repeat violation may be up to \$500.00 per day.

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### **Form Review**

Form Started By: Heather Debevec

Started On: 05/23/2024 04:02 PM

Final Approval Date: 09/24/2024

**Special Magistrate Hearing**

**6. G.**

**Meeting Date:** 10/02/2024

**Re:** Case # 24-635 - 1813 S 29th Street

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

**Information**

**SUBJECT:**

24- 635CE	1813 S 29th Street	JOSHUA S GEORGE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 15, 2024	Type of Presentation:	Regular
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**OWNER:**

OWNER: JOSHUA S GEORGE 1813 S 29TH ST FT PIERCE, FL 34947	
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**VIOLATIONS:**

Section 123-37(12) – Landscape maintenance

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered:

1. The violator(s) be given 5 days to:
  - Mow the grass, clean off fence lines, and trim trees to be 6 feet from the ground.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 05/31/2024 01:13 PM

Final Approval Date: 09/24/2024

**Special Magistrate Hearing**

**9. A.**

**Meeting Date:** 10/02/2024

**Re:** Case# LTCL-2024-170 - N 26th St (2408-501-0086-000-2)

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
LTCL-2024-170	N 26th Street (2408-501-0086-000-2)	Charmaine Kirkland

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> September 05, 2024	<b>NOV SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>NTA ISSUED DATE:</b> September 13, 2024	<b>NTA SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>POSTING DATE:</b> September 13, 2024	<b>LAST INSPECTION DATE:</b>

**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 October 9, 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.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day be assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 09/13/2024 04:54 PM

**Special Magistrate Hearing**

**9. B.**

**Meeting Date:** 10/02/2024

**Re:** Case# LTCL-2024-181 - Avenue L (2404-608-0103-000-4)

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
LTCL-2024-181	Avenue L (2404-608-0103-000-4)	Charmaine Kirkland

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> September 12, 2024	<b>NOV SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>NTA ISSUED DATE:</b> September 13, 2024	<b>NTA SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>POSTING DATE:</b> September 13, 2024	<b>LAST INSPECTION DATE:</b>

**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 October 9, 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.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day be assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 09/13/2024 05:09 PM

**Special Magistrate Hearing**

9. C.

**Meeting Date:** 10/02/2024

**Re:** Case# USB-2024-150 - 2706 S 10th St

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

**Information**

**SUBJECT:**

**CASE NO.:** USB-2024-150  
**VIOLATION LOCATION (ADDRESS PID):** 2706 S 10th St

**INVESTIGATING OFFICER:** Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Pool Spa Maintenance

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
8/28/2024

**NOV SERVICE METHOD:**  
First Class and Certified mail

**NTA ISSUED DATE:**  
8/28/2024

**NTA SERVICE METHOD:**  
First Class and Certified mail

**POSTING DATE:**  
8/28/2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**  
Rosemary Rakich  
2706 S 10th St  
Fort Pierce, FL 34982

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

IPMC 303.1 - Pool/Spa Maintenance  
24-19(5) - Nuisances  
24-19(9) - Nuisance Abatement: Stagnant Water

**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 9, 2024 to:
  - Properly secure pool and;
  - Treat/Circulate pool to prevent stagnant water.

Failure to comply by the date ordered will result in:

- A fine of \$100.00 per day be assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 09/19/2024

Started On: 08/28/2024 10:08 AM

**Special Magistrate Hearing**

9. D.

**Meeting Date:** 10/02/2024

**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  
CONTINUED

**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

Final Approval Date: 09/23/2024

**Special Magistrate Hearing**

**9. E.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-185 - 301 N 30th St

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

**Information**

**SUBJECT:**

**CASE NO.:**  
LTCL-2024-185

**VIOLATION LOCATION (ADDRESS PID):**  
301 N 30th St

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
September 16, 2024

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

**NTA ISSUED DATE:**  
September 18, 2024

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

**POSTING DATE:**  
September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**  
Douglas Knight  
2651 N Rock Island Rd Apt 304  
Margate, FL 33063

**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 19, 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: 09/16/2024 10:42 AM

**Special Magistrate Hearing**

**9. F.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-186 - 707 N 13th St

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

**Information**

**SUBJECT:**

**CASE NO.:**  
LTCL-2024-186

**VIOLATION LOCATION (ADDRESS PID):**  
707 N 13th St

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
LTCL-2024-186

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
September 16, 2024

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

**NTA ISSUED DATE:**  
September 18, 2024

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

**POSTING DATE:**  
September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**  
Chauncy Green  
908 N 21st St Apt A  
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 09, 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: 09/16/2024 11:16 AM

**Special Magistrate Hearing**

**9. G.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-184 - McCRAY Ct

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

**Information**

**SUBJECT:**

**CASE NO.:**  
LTCL-2024-184

**VIOLATION LOCATION (ADDRESS PID):**  
McCray Ct (240482000180003)

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

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

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

**NTA ISSUED DATE:**  
September 18, 2024

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

**POSTING DATE:**  
September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**  
ASCI Now LLC  
2925 SW 145th Ave  
Miami, FL 33175

**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 09, 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: 09/16/2024 11:40 AM

**Special Magistrate Hearing**

9. H.

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-183 - Avenue H

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b> LTCL-2024-183	<b>VIOLATION LOCATION (ADDRESS PID):</b> Avenue H (24044200070003)	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
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**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> September 13, 2024	<b>NOV SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
<b>NTA ISSUED DATE:</b> September 18, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
<b>POSTING DATE:</b> September 18, 2024	<b>LAST INSPECTION DATE:</b>

**OWNER:**

OWNER INFO:  
Valerie E Moore  
Christopher Campbell  
Tabatha Johnson  
812 N 24th St Apt A  
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 09, 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: 09/16/2024 02:48 PM

**Special Magistrate Hearing**

9. I.

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-182 - N 13th St

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b> LTCL-2024-182	<b>VIOLATION LOCATION (ADDRESS PID):</b> N 13th St (240444200060006)	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
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**CASE INFORMATION:**

<b>CASE TYPE:</b> LTCL-2024-182	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> September 12, 2024	<b>NOV SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
<b>NTA ISSUED DATE:</b> September 18, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
<b>POSTING DATE:</b> September 18, 2024	<b>LAST INSPECTION DATE:</b>

**OWNER:**

**OWNER INFO:**  
Charlie Baker  
PO Box 33545  
Indiatlantic, FL 32903

**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 09, 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: 09/16/2024 03:15 PM

**Special Magistrate Hearing**

**9. J.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-180 - 1001 N 13th St

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b> LTCL-2024-180	<b>VIOLATION LOCATION (ADDRESS PID):</b> 1001 N 13th St	<b>INVESTIGATING OFFICER:</b> Isaac Saucedo
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**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
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<b>DATE CASE ESTABLISHED:</b> September 12, 2024	<b>NOV SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>NTA ISSUED DATE:</b> September 18, 2024	<b>NTA SERVICE METHOD:</b> Certified/Regular Mail/Property Posted
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<b>POSTING DATE:</b> September 18, 2024	<b>LAST INSPECTION DATE:</b>
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**OWNER:**

<b>OWNER INFO:</b> Yaser Mohmoud Alaa Mohammed N Streitch C/O Ian E Osking Esquire 311 S 2nd St Ste 200 Fort Pierce, FL 34950	<b>ADDITIONAL PARTY INFO:</b>
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until **October 09, 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: 09/16/2024 03:44 PM

**Special Magistrate Hearing**

9. K.

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-177 - 1012 N 13th St

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

**Information**

**SUBJECT:**

**CASE NO.:**  
LTCL-2024-177

**VIOLATION LOCATION (ADDRESS PID):**  
1012 N 13th St

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**  
Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**  
September 12, 2024

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

**NTA ISSUED DATE:**  
September 18, 2024

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

**POSTING DATE:**  
September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

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

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

4-19(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 09, 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: 09/16/2024 04:13 PM

**Special Magistrate Hearing**

**9. L.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024- 178 - 1009 N 13th St

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-178 1009 N 13th St

**INVESTIGATING OFFICER:**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**

Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**

September 12, 2024

**NOV SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**

September 18, 2024

**NTA SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**POSTING DATE:**

September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**

Mimose Salomon  
2621 Oleander Blvd  
Fort Pierce, FL 34982

**ADDITIONAL PARTY INFO**

**VIOLATIONS:**

4-19(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 09, 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: 09/16/2024 04:51 PM

**Special Magistrate Hearing**

**9. M.**

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-176 - N 13th St

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

**Information**

**SUBJECT:**

**CASE NO.:** LTCL-2024-176  
**VIOLATION LOCATION (ADDRESS PID):** N 13th St (240480400100007)

**INVESTIGATING OFFICER:** Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**

Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**

September 12, 2024

**NOV SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**

September 18, 2024

**NTA SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**POSTING DATE:**

September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**

Ross Ruth  
Geneva Ruth  
1018 N 13th St  
Fort Pierce, FL 34950

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

4-19(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 09, 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: 09/17/2024 08:12 AM

**Special Magistrate Hearing**

9. N.

**Meeting Date:** 10/02/2024

**Re:** Case # LTCL-2024-179 - 1006 N 14th St

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

**Information**

**SUBJECT:**

**CASE NO.:** VIOLATION LOCATION (ADDRESS PID):  
LTCL-2024-179 1006 N 14th St

**INVESTIGATING OFFICER**  
Isaac Saucedo

**CASE INFORMATION:**

**CASE TYPE:**

Lot Clearing

**If REPEAT, prior hearing date:**

**DATE CASE ESTABLISHED:**

September 12, 2024

**NOV SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**NTA ISSUED DATE:**

September 18, 2024

**NTA SERVICE METHOD:**

Certified/Regular Mail/Property Posted

**POSTING DATE:**

September 18, 2024

**LAST INSPECTION DATE:**

**OWNER:**

**OWNER INFO:**

Veronica Leal  
34 Harbor Isle Dr W 105  
Fort Pierce, FL 34949

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

4-19(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 09, 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: 09/17/2024 08:24 AM

**Special Magistrate Hearing**

**11. A.**

**Meeting Date:** 10/02/2024

**Re:** Case# LTCL-2024-109 - 1401 San Diego Ave

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

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**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS</b>	<b>INVESTIGATING OFFICER:</b>
LTCL-2024-109	<b>PID):</b> 1401 San Diego Ave (143380101220003)	Heather Debevec

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing - Vacating Order Determining Violation	<b>If REPEAT, prior hearing date:</b>
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**DATE CASE ESTABLISHED:**

August 13, 2024

**NOV SERVICE METHOD:**

certified and regular mail posted the property

**NTA ISSUED DATE:**

August 16, 2024

**NTA SERVICE METHOD:**

certified and regular mail posted the property

**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

**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.

Failure to comply by the date or deed 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.

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### **Attachments**

Order

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### **Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/04/2024

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



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

VIOLATOR: NATHANIEL J BAILEY  
HELEN RENEE MCDONALD  
2855 65TH DR UNIT 104  
VERO BEACH, FL 32966

CASE #: LTCL-2024-109

Property Address: 1401 SAN DIEGO AVE  
Tax ID #: 1433-801-0122-000-3  
Legal Description: PARADISE PARK ADDN BLK 6 LOTS 7, 8 AND 9

**ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE**

THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on September 04, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement of the Code of Ordinances of the City of Fort Pierce, and being otherwise advised in the premises, I find that:

1. A Notice to Appear at today's hearing and a Notice of Violation providing the steps necessary to correct the violations identified on the property were provided to the above-named violator in compliance with Chapter 162, Fla. Stat., and Section 24-23 of the Code of Ordinances of the City of Fort Pierce; and
2. The above-named violator was not present at the hearing; and
3. The violations that exist on the real property constitute a nuisance, which poses a threat to the public health, safety and welfare of the City; and
4. Such violations should be addressed through the City's Nuisance Abatement Program.

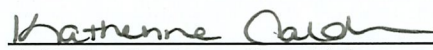
Accordingly it is ORDERED as follows:

1. The above name violator is to take the following corrective actions:
  - a. The grass and all landscaping elements shall be cut and trimmed to be kept free from becoming overgrown and unsightly.
  - b. All trees shall be trimmed to maintain a 7' clear height, and hedges and bushes should be trimmed to maintain a maximum of 2.5' in height.
2. In the event the violation is not remedied by September 11, 2024:
  - a. There shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00 that shall continue until the violation/nuisance is abated; and
  - b. The City shall cause the violation causing the nuisance to be abated, the cost of which shall be charged to the violator, payable within 30 days.
3. Repeat nuisance violations: Any subsequent violation of the same nuisance classification(s) on the same property within twelve (12) months from the date of this order may be abated by the City without further notice, the cost of which shall be charged to the violator, payable within 30 days.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Section 1-77 of the Code of Ordinances of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 4<sup>th</sup> day of September, 2024.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, NATHANIEL J BAILEY, HELEN RENEE MCDONALD, 2855 65TH DR UNIT 104, VERO BEACH, FL 32966 on this 4 day of September, 2024.

  
Katherine Calderon, Code Enforcement Clerk

2024-138 CK

**Special Magistrate Hearing**

**11. B.**

**Meeting Date:** 10/02/2024

**Re:** Case# 24-20 - 120 Desota Street

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

**Information**

**SUBJECT:**

24-20 CE	120 Desota Street	Donna M Becker, Juanita Spera, Teresa Van Valkenburgh	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 12, 2024	Type of Presentation:	Amending Order Determining Violation
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**OWNER:**

OWNER: DONNA M BECKER JUANITA SPERA TERESA VAN VALKENBURGH 471 TEQUESTA DR TEQUESTA, FL 33469	
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**VIOLATIONS:**

Section 123-37(12) – Landscape maintenance  
 IPMC 302.7 Accessory structures.  
 IPMC 304.1 Exterior structure – General.  
 IPMC 304.2 Protective treatment

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation(s) exists, that the following be ordered

1. The violator(s) be given 60 days to:
  - Obtain a permit for the demolition and adhere to all permit conditions.

Failure to comply will result in a fine of \$250.00 per day being assessed.

**Attachments**

Order

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/10/2024

Started On: 02/15/2024 01:14 PM



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

CASE #: 24-0000020

Violator: DONNA M BECKER  
JUANITA SPERA  
TERESA VAN VALKENBURGH  
471 TEQUESTA DR  
TEQUESTA, FL 33469

Property Address: 120 DESOTA ST  
Tax ID #: 2401-501-0254-000/0  
Legal Description: FT PIERCE BEACH S/D BLK 14 LOT 8

RE: Violation of Section(s): Section 123-37(12) – Landscape maintenance, IPMC 302.7 Accessory structures, IPMC 304.1 Exterior structure – General, IPMC 304.2 Protective treatment


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on April 17, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that DONNA M BECKER, JUANITA SPERA, TERESA VAN VALKENBURGH are in violation of the Code of Ordinances as specified above, on property located at the above-described location.

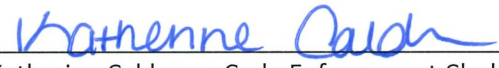
Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
  - a. Trim bushes to give a neat appearance.
  - b. Replace screens missing on the garage door.
  - c. Replace the rotting wood on the west facing wall.
  - d. Paint the trim around the home and east wall where peeling and discoloration is occurring.
2. In the event the violation is not remedied within 30 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 23<sup>rd</sup> day of April, 2024.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
23 DAY OF April, 2024.

  
Katherine Calderon, Code Enforcement Clerk

C0125431