

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, November 6, 2024 - 9:00 a.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. PK24-89      Jaycee Park                                      Latrena Lashay Adamson      Charmaine Kirkland

2.	21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
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3.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>	
	LTCL-2024-194	223 Indian Hills Dr	Heather Debevec	

4.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>	
	NOOP-2024-193	223 Indian Hills Dr	Heather Debevec	

5.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>	
	NOOP-2024-0195	2112 S 3rd Street	Heather Debevec	

4. **PUBLIC HEARINGS - CITATIONS**

A.	24-88 PK	Jaycee Park	Summer Elynn Pauley	Charmaine Kirkland	
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B.	24-78 PK	100 Marina Way	Albert Thomas Kirby III	Charmaine Kirkland	
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C.	24-79 PK	100 Marina Way	Scott E Swanson	Charmaine Kirkland
D.	24-83 PK	Jaycee Park	Julio Joel Tavera	Charmaine Kirkland
E.	24-98 PK	100 Block N 19th St	Fabulous Logistics	Charmaine Kirkland
F.	24-99 PK	100 Blk N 19th St	John Eugene Reed	Charmaine Kirkland
G.	24-100 PK	100 Blk N 19th St	Danny Lyn Prevatte	Charmaine Kirkland

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

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

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

9. **OTHER CASES**

A.	<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
	LTCL-2024-188	1908 Coconut Dr	Heather Debevec

10. **NEW BUSINESS**

11. **OLD BUSINESS**

A.	PK2024-00077	100 Melody Lane	Carol Edwards	Charmaine Kirkland
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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:** 11/06/2024

**Re:** Case# PK2024-89 - Jaycee Park

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

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**Information**

**SUBJECT:**

PK24-89 Jaycee Park

Latrena Lashay Adamson Charmaine Kirkland

**CASE INFORMATION:**

Case August 17, 2024  
Initiated:

Type of Presentation: PAID

**OWNER:**

OWNER:

Latrena Lashay Adamson

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14651PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
  2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.
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**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/04/2024 04:31 PM

**Special Magistrate Hearing**  
**Meeting Date:** 11/06/2024

**3. B. 2.**

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**Information**

**SUBJECT:**

21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	February 18, 2021	Type of Presentation:	PULLED BY STAFF
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**OWNER:**

VIOLATOR: Greit LLC PO Box 13175 Fort Pierce, FL 34979	REGISTERED AGENT: Roy T Mildner 423 Delaware Ave Fort Pierce, FL 34950
VIOLATOR: Greit LLC 435 N 23rd St, Unit A and B Fort Pierce, FL 34979	

**VIOLATIONS:**

Section 125-187(a-f) - Basic zoning districts

**FINDINGS/ORDER:**

On March 19, 2021, Special Magistrate Judge Pelletier found the owner in violation and ordered 30 days to comply or a daily fine of \$250.00.

**ACTION DATES:**

October 3, 2023 - Affidavit of Non-compliance issued  
October 17, 2023 - Massey Letter sent  
October 31, 2023 - Request for Massey hearing received  
Balance as of 11/14/23: \$10,520.00 (still running)

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Request

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 10/30/2024

Started On: 10/03/2023 03:01 PM

### Property Identification

Site Address: 1309 N 19th ST  
Sec/Town/Range: 04/35S/40E  
Parcel ID: 2404-702-0123-000-9  
Jurisdiction: Fort Pierce

Use Type: 0300  
Account #: 17272  
Map ID: 24/04S  
Zoning: Medium Den

### Ownership

Greit LLC  
PO Box 13175  
Fort Pierce, FL 34979

### Legal Description

SUNNY ACRES S/D NO 1 BLK 13 LOT 8 AND E 5 FT OF VAC ALLEY ADJ ON E

### Current Values

Just/Market Value: \$566,300  
Assessed Value: \$110,594  
Exemptions: \$0  
Taxable Value: \$110,594

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 3,281  
Gross Sketched Area (SF): 3,309  
Land Size (acres): 0.16  
Land Size (SF): 7,140

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

## Katherine Calderon

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**From:** Peggy Arraiz  
**Sent:** Tuesday, October 31, 2023 9:55 AM  
**To:** Katherine Calderon  
**Cc:** scallywag.life91@gmail.com; Janey Vanderhorst  
**Subject:** FW: 1309 N 19th St

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Kat,

Please communicate with Mr. Patriani about scheduling a Massey Hearing for this case.

Best Regards,

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**Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce**

Code Enforcement / Animal Control / Parking Enforcement  
Phone: 772.467.3148 | 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#)



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**From:** sean patriani <scallywag.life91@gmail.com>  
**Sent:** Tuesday, October 31, 2023 9:51 AM  
**To:** Peggy Arraiz <parraiz@cityoffortpierce.com>  
**Subject:** 1309 N 19th St

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good morning!

I would like to request a hearing to contest the fines.

Thank You

Please keep me updated.



**MASSEY HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 23-00000386

Address: 119  
WISTERIA AVE

Hearing Date: December 6, 2023

**1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:**

Moderate

**2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):**

Significant progress as you can see pathways now and the house, property is still not in compliance.

**3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:**

None

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 11/06/2024**Re:** LTCL-2024-194 - 223 Indian Hills Dr**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-2024-194	223 Indian Hills Dr	Heather Debevec

**CASE INFORMATION:**

<b>CASE TYPE:</b>	<b>If REPEAT, prior hearing date:</b>
Lot Clearing - COMPLIED	
<b>DATE CASE ESTABLISHED:</b>	<b>NOV SERVICE METHOD:</b>
October 3, 2024	certified and regular mail, posted property
<b>NTA ISSUED DATE:</b>	<b>NTA SERVICE METHOD:</b>
October 4, 2024	certified and regular mail, posted property
<b>POSTING DATE:</b>	<b>LAST INSPECTION DATE:</b>
October 4, 2024	November 4, 2024

**OWNER:****OWNER INFO:**

Sharon Rain  
 223 Indian Hills DR  
 Fort Pierce, FL 34982

**ADDITIONAL PARTY INFO:****VIOLATIONS:**

24-19(11)(a)(b) - 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 November 13, 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: 10/03/2024 03:52 PM

Final Approval Date: 10/30/2024

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 11/06/2024

**Re:** NOOP - 2024-193 - 223 Indian Hills Dr

**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>
NOOP-2024-193	223 Indian Hills Dr	Heather Debevec

**CASE INFORMATION:**

<b>CASE TYPE:</b> Non - Operative Vehicle - PULLED BY STAFF	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> October 3, 2024	<b>NOV SERVICE METHOD:</b> Certified and regular mail, posted to vehicle
<b>NTA ISSUED DATE:</b> October 4, 2024	<b>NTA SERVICE METHOD:</b> Certified and regular mail, posted to vehicle
<b>POSTING DATE:</b> October 4, 2024	<b>LAST INSPECTION DATE:</b> November 4, 2024

**OWNER:**

**OWNER INFO:**

Sharon Rain  
223 Indian Hills DR  
Fort Pierce, FL 34982

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

24-19(15)(a) - All non-operative or unlicensed vehicles wholly or partially within any public right-of-way or on any public property are hereby prohibited.

**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 November 13, 2024 to:
  - Per the Notice of Violation, remove or register and repair the non-operative vehicles on the property.
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: 10/03/2024 03:32 PM

Final Approval Date: 10/30/2024

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 11/06/2024

**Re:** NOOP-2024-195 - 2112 S 3rd St

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-0195	2112 S 3rd Street	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non - Operative Vehicle - PULLED BY STAFF	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 4, 2024	<b>NOV Service Method:</b> Certified and regular mail, posted to vehicle
<b>NTA Issued Date:</b> October 14, 2024	<b>NTA Service Method:</b> Certified and regular mai, posted to vehicle
<b>Posting Date:</b> October 14, 2024	<b>Last Inspection Date:</b> November 4, 2024

**OWNER:**

**OWNER INFO:**

Claudette Noel (TR)  
Matiace Noel  
2112 S 3rd ST  
Fort Pierce, FL 3495

**ADDITIONAL PARTY INFO:**

**VIOLATIONS:**

Section: 24-19(15)(a) - Non-operative or unlicensed motor vehicles, located and specifically restricted as follows: a. All non-operative or unlicensed vehicles wholly or partially within any public right-of-way or on any public property are hereby prohibited

**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 November 13, 2024 to:
  - Per the Notice of Violation, please remove or register and repair all vehicles on the property.
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: 10/04/2024 02:02 PM

Final Approval Date: 10/30/2024

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK2024-88 - Jaycee Park

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

**Information**

**SUBJECT:**

24-88 PK	Jaycee Park	Summer Elynn Pauley	Charmaine Kirkland	
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**CASE INFORMATION:**

Case Initiated:	August 17, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Summer Elynn Pauley	
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**VIOLATIONS:**

Citation #:	Code Section/Title:	Fine Amount:	Admin Fee:	Late Fee:	TOTAL DUE
14650 PK	34-31-C- Restricted Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/04/2024 11:57 AM

**Special Magistrate Hearing**

**4. B.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-78 - 100 Marina Way

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

**Information**

**SUBJECT:**

24-78 PK	100 Marina Way	Albert Thomas Kirby III	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 2, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Albert Thomas Kirby III	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20191PK	34-35(A) Closed Road for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/04/2024 04:55 PM

**Special Magistrate Hearing**

**4. C.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-79 - 100 Marina Way

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

**Information**

**SUBJECT:**

24-79 PK	100 Marina Way	Scott E Swanson	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 2, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Scott E Swanson	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5073PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/05/2024 08:43 AM

**Special Magistrate Hearing**

**4. D.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-83 - Jaycee Park

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

**Information**

**SUBJECT:**

24-83 PK	Jaycee Park	Julio Joel Tavera	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 10, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Julio Joel Tavera	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20195PK	34-31(C) Parking for Boat and Trailer Only	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/05/2024 09:04 AM

**Special Magistrate Hearing**

**4. E.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-98 - 100 Blk N 19th St

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

**Information**

**SUBJECT:**

24-98 PK	100 Block N 19th St	Fabulous Logistics	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 29, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Fabulous Logistics	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14654PK	34-31(L) Parking on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/05/2024 11:54 AM

**Special Magistrate Hearing**

**4. F.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-99 - 100 Blk N 19th St

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

**Information**

**SUBJECT:**

24-99 PK	100 Blk N 19th St	John Eugene Reed	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 29, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: John Eugene Reed	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14656PK	34-31(E) Parked on Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/05/2024 12:03 PM

**Special Magistrate Hearing**

**4. G.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK24-100 - 100 Blk N 19th St

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

**Information**

**SUBJECT:**

24-100 PK	100 Blk N 19th St	Danny Lyn Prevatte	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 29, 2024	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Danny Lyn Prevatte	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14657PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/30/2024

Started On: 10/05/2024 12:34 PM

**Special Magistrate Hearing**

**9. A.**

**Meeting Date:** 11/06/2024

**Re:** LTCL-2024-188 - 1908 Coconut Dr

**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-2024-188	1908 Coconut Dr	Heather Debevec

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> September 24, 2024	<b>NOV SERVICE METHOD:</b> regular mail and posted property
<b>NTA ISSUED DATE:</b> October 3, 2024	<b>NTA SERVICE METHOD:</b> regular mail and posted property
<b>POSTING DATE:</b> October 3, 2024	<b>LAST INSPECTION DATE:</b> November 4, 2024

**OWNER:**

**OWNER INFO:**

Tom & Irina Frech  
Falkenweg 3  
Kronau, 76709  
Germany

**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 November 13, 2204 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: 09/24/2024 04:08 PM

Final Approval Date: 10/30/2024

**Special Magistrate Hearing**

**11. A.**

**Meeting Date:** 11/06/2024

**Re:** Case# PK2024-77 - 100 Melody Lane

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

**Information**

**SUBJECT:**

PK2024-00077	100 Melody Lane	Carol Edwards	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	August 8, 2024	Type of Presentation:	Parking Citation Dispute
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**OWNER:**

OWNER: Carol Edwards	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20189PK	34-35 (A) Closed Road - Special Event	\$50.00	\$10.00	\$0	\$60.00

**RECOMMENDATION:**

The city requests that the Special Magistrate vacates the Order Determining Violation and Notice of Fines and Costs dated October 16, 2024.

**Form Review**

Form Started By: Jenifer Crespo-Martinez  
Final Approval Date: 10/24/2024

Started On: 09/05/2024 10:04 AM