

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 11, 2024 - 1:30 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
  
- 2. **PLEDGE OF ALLEGIANCE**
  
- 3. **ADMINISTRATIVE BUSINESS**
  - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  
  - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

- 1. 

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP2024-243	2202 N US Highway 1	Heather Debevec

4. **PUBLIC HEARINGS - CITATIONS**

- A. 

PK24-119	100 Block N 2nd St	Damion Asmond McKenzie	Heather Debevec
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5. **PUBLIC HEARINGS - CITATION APPEALS**

- A. 

PK24-144	Jaycee Park	Elaine Williams-Bell	Manuel Fernandez
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6. **PUBLIC HEARINGS - VIOLATION CASES**

- A. 

Case No:	Violation Location (Address PID #)	Investigating Officer
CE24-1287	1709 S 31st Street	Charmaine Kirkland

- B. 

Case No:	Violation Location (Address PID #)	Investigating Officer
CE24-52	Granada St (240152500050004)	Heather Debevec

C.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE24-53	Granada St (240152500040007)	Heather Debevec

D.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE24-54	Granada St (240152500030000)	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>
	LTCL2024-239	115 N 29th Street	Charmaine Kirkland

B.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	USB-2024-00000	322 N 12TH ST (2409-516-0044-000-5)	Manuel Fernandez Jr.

C.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	LTCL2024-00000	322 N 12th ST (2409-516-0042-000-1)	Manuel Fernandez Jr.

D.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP2024-3	2202 N US HWY 1 (1433-440-0009-010-1)	Manuel Fernandez Jr.

E.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP-2024-244	2202 N US Highway 1	Heather Debevec

F.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP-2024-245	2202 N Us Highway 1	Heather Debevec

G.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	LTCL2024-247	1221 Seaway Dr	Heather Debevec

H.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP-2024-4	211 Avenue A	Heather Debevec

10. **NEW BUSINESS**

11. **OLD BUSINESS**

A. 

24-377 CE	732 Orange Avenue	732 ORANGE AVE LLC	Heather Debevec
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B. 

23-2813 CE	217 Avenue A	BEACH BOWLS FORT PIERCE LLC	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:** 12/11/2024

**Re:** Case# NOOP2024-243 - 2202 N US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP2024-243	2202 N US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non-Operative Vehicle - COMPLIED	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 13, 2024	<b>NOV Service Method:</b> Certified and regular mail posted to vehicle
<b>NTA Issued Date:</b> November 13, 2024	<b>NTA Service Method:</b> Certified and regular mail posted to vehicle
<b>Posting Date:</b> November 13, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

<b>OWNER:</b> Dover-Neal Development Inc 4261 13th ST Wyandotte, MI 48192-700	<b>ADDITIONAL PARTY:</b> Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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**VIOLATIONS:**

24-19(15)(c) – Nuisances: Non-operative or unlicensed motor vehicles, located and specifically restricted as follows: On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

**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 December 18, 2024 to:
  - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
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.
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## **Form Review**

Form Started By: Heather Debevec

Started On: 11/08/2024 10:25 AM

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 12/11/2024

**Re:** Case# PK24-119 - 100 Block N 2nd St

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

**Information**

**SUBJECT:**

PK24-119	100 Block N 2nd St	Damion Asmond McKenzie	Heather Debevec
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**CASE INFORMATION:**

<b>Case Type:</b> Parking Citation	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 3, 2024	<b>NOV Service Method:</b> Citation left on windshield
<b>NTA Issued Date:</b> November 20, 2024	<b>NTA Service Method:</b> Certified mail and regular mail
<b>Posting Date:</b> November 21, 2024	<b>Last Inspection Date:</b> N/A

**OWNER:**

<b>OWNER:</b> Damion Asmond McKenzie	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18348PK	34-31(n) Parked against the flow of traffic	\$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: Heather Debevec  
Final Approval Date: 12/04/2024

Started On: 11/07/2024 03:30 PM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 12/11/2024

**Re:** Case# PK24-144 - Jaycee Park

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

**Information**

**SUBJECT:**

PK24-144	Jaycee Park	Elaine Williams-Bell	Manuel Fernandez
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**CASE INFORMATION:**

Case initiated:	November 17, 2024	Type of Presentation:	Citation Dispute
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**OWNER:**

<b>VIOLATOR:</b> Elaine Williams-Bell
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20486 PK	34-31(E) Prohibited Parking	\$50.00	\$10.00		\$60.00

**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 \$60.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 12/04/2024

Started On: 11/21/2024 08:24 AM

**Special Magistrate Hearing**

**6. A.**

**Meeting Date:** 12/11/2024

**Re:** Case# 24-1287- 1709 S 31st

**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>
CE24-1287	1709 S 31st Street	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b>	<b>If REPEAT, Prior Hearing Date:</b>
Regular	
<b>NOV Issued Date:</b>	<b>NOV Service Method:</b>
June 18, 2024	Regular Mail
<b>NTA Issued Date:</b>	<b>NTA Service Method:</b>
November 20, 2024	Certified Mail
<b>Posting Date:</b>	<b>Last Inspection Date:</b>
November 25, 2024	December 10, 2024

**OWNER:**

<b>OWNER:</b> Jean Charles Wilner 318 Gale Place West Palm Beach, FL 33409	<b>ADDITIONAL PARTY:</b>
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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

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Remove concrete blocks, tires, paint buckets, wood boards, plastic pipes, ladder, blue storage containers, and pallets.
  - Pressure wash and/or paint the shed where molding, chipping, discoloration and deterioration have occurred.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

## Form Review

Form Started By: Charmaine Kirkland  
Final Approval Date: 12/04/2024

Started On: 11/07/2024 08:55 AM

**Special Magistrate Hearing**

**6. B.**

**Meeting Date:** 12/11/2024

**Re:** Case# CE24-52 - Granada St

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE24-52	Granada St (240152500050004)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> August 27, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b> November 20, 2024	<b>NTA Service Method:</b> Certified Mail
<b>Posting Date:</b> November 26, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

Broadmore Land Trust 9825 NE 2nd AVE Unit 53041 Miami, FL 33153	
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**VIOLATIONS:**

16-28 - Trees: Dead or diseased tree removal on private property

**RECOMMENDATION:**

The city requests that if 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 December 18, 2024 to:
  - Remove the dead tree.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

## Form Review

Form Started By: Heather Debevec

Started On: 11/04/2024 04:06 PM

Final Approval Date: 12/04/2024

**Special Magistrate Hearing**

**6. C.**

**Meeting Date:** 12/11/2024

**Re:** Case# CE24-53 - Granada St

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE24-53	Granada St (240152500040007)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> August 27, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b> November 20, 2024	<b>NTA Service Method:</b> Certified Mail
<b>Posting Date:</b> November 26, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

Broadmore Land Trust 9825 NE 2nd AVE Unit 53041 Miami, FL 33153	
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**VIOLATIONS:**

16-28 - Trees: Dead or diseased tree removal on private property

**RECOMMENDATION:**

The city requests that if 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 December 19, 2024 to:
  - Remove the dead tree.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

## Form Review

Form Started By: Heather Debevec

Started On: 11/04/2024 04:39 PM

Final Approval Date: 12/04/2024

**Special Magistrate Hearing**

**6. D.**

**Meeting Date:** 12/11/2024

**Re:** Case# CE24-54 - Granada St

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE24-54	Granada St (240152500030000)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> August 27, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b> November 20, 2024	<b>NTA Service Method:</b> Certified Mail
<b>Posting Date:</b> November 26, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

Broadmore Land Trust 9825 NE 2nd AVE Unit 53041 Miami, FL 33153	
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**VIOLATIONS:**

16-28 - Trees: Dead or diseased tree removal on private property

**RECOMMENDATION:**

The city requests that if 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 December 18, 2024 to:
  - Remove the dead tree.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

## Form Review

Form Started By: Heather Debevec

Started On: 11/04/2024 04:49 PM

Final Approval Date: 12/04/2024

**Special Magistrate Hearing**

**9. A.**

**Meeting Date:** 12/11/2024

**Re:** Case# LTCL2024-239 - 115 N 29th St

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

**Information**

**SUBJECT:**

<b>CASE NO.:</b>	<b>VIOLATION LOCATION (ADDRESS PID):</b>	<b>INVESTIGATING OFFICER:</b>
LTCL2024-239	115 N 29th Street	Charmaine Kirkland

**CASE INFORMATION:**

<b>CASE TYPE:</b> Lot Clearing	<b>If REPEAT, prior hearing date:</b>
<b>DATE CASE ESTABLISHED:</b> November 01, 2024	<b>NOV SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>NTA ISSUED DATE:</b> November 01, 2024	<b>NTA SERVICE METHOD:</b> Certified and Regular Mail and Posted Property
<b>POSTING DATE:</b> November 01, 2024	<b>LAST INSPECTION DATE:</b> December 10, 2024

**OWNER:**

<b>OWNER INFO:</b> Jean Eddy & Evelyne Mondesir 1874 SW Altman Ave Port St Lucie, FL 34953
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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 December 18, 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.

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### **Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 12/03/2024

Started On: 11/01/2024 10:11 AM

**Special Magistrate Hearing**

**9. B.**

**Meeting Date:** 12/11/2024

**Re:** Case # USB-2024-00000 - 322 N 12th ST

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
USB-2024-00000	322 N 12TH ST (2409-516-0044-000-5)	Manuel Fernandez Jr.

**CASE INFORMATION:**

<b>Case Type:</b> Board-up	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 21, 2024	<b>NOV Service Method:</b> Certified and Regular Mail and Posted Property
<b>NTA Issued Date:</b> November 21, 2024	<b>NTA Service Method:</b> Certified and Regular Mail and Posted Property
<b>Posting Date:</b> November 21, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

OWNER: Vitangelo Bitetto (EST) 1484 SE Village Green DR Port St. Lucie, FL 34952	
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**VIOLATIONS:**

24-19(16) - Nuisances: Unsafe building conditions  
 24-19(5) - Nuisances: Unlawful or prohibited conditions  
 IPMC 301.3 - Vacant Structures and Land

**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 December 18, 2024 to:
  - Re-secure all openings, including doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
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.
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## **Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 11/20/2024 12:57 PM

Final Approval Date: 12/04/2024

**Special Magistrate Hearing**

**9. C.**

**Meeting Date:** 12/11/2024

**Re:** Case# LTCL2024-00000 - 322 N 12TH ST

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL2024-00000	322 N 12th ST (2409-516-0042-000-1)	Manuel Fernandez Jr.

**CASE INFORMATION:**

<b>Case Type:</b> Lot Clearing	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 21, 2024	<b>NOV Service Method:</b> Certified and Regular Mailing and Posted on the Property
<b>NTA Issued Date:</b> November 21, 2024	<b>NTA Service Method:</b> Certified and Regular Mailing and Posted on the Property
<b>Posting Date:</b> November 21, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

OWNER: Vitangelo Bitetto (EST) 1484 SE Village Green DR Port St. Lucie, FL 34952	
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**VIOLATIONS:**

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties  
IMPC 301.3 - Vacant Structure and Land

**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 December 18, 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.

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## Form Review

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 12/04/2024

Started On: 11/20/2024 03:06 PM

**Special Magistrate Hearing**

**9. D.**

**Meeting Date:** 12/11/2024

**Re:** Case# NOOP2024-3 - 2202 N US HWY 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP2024-3	2202 N US HWY 1 (1433-440-0009-010-1)	Manuel Fernandez Jr.

**CASE INFORMATION:**

<b>Case Type:</b> Non-Operable Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 14, 2024	<b>NOV Service Method:</b> Certified and Regular Mail and Posted on Vehicle
<b>NTA Issued Date:</b> November 14, 2024	<b>NTA Service Method:</b> Certified and Regular Mail and Posted on Vehicle
<b>Posting Date:</b> November 14, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

<b>PROPERTY OWNER:</b> Dover-Neal Development Inc. 4261 13th ST Wyandotte, MI 48192	<b>REGISTERED AGENT:</b> Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: It shall be unlawful to allow any object or condition outlined below to remain on any private or public property within the city

**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 December 18, 2024 to:
  - Per the Notice of Violation, remove or provide valid proof of registration for the Grey All American Trailer Manufacturers, INC Boat trailer with the Vin '1A9BB212X8F714195' and the Dark Blue and White Vessel sitting on top. Please inflate all the tires on the boat trailer.
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.
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### **Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 11/14/2024 03:13 PM

Final Approval Date: 12/04/2024

**Special Magistrate Hearing**

**9. E.**

**Meeting Date:** 12/11/2024

**Re:** Case# NOOP2024-244 - 2202 N US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-244	2202 N US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non Operative Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 13, 2024	<b>NOV Service Method:</b> certified and regular mail posted to vehicle
<b>NTA Issued Date:</b> November 13, 2024	<b>NTA Service Method:</b> certified and regular mail posted to vehicle
<b>Posting Date:</b> November 13, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

<b>OWNER:</b> Dover-Neal Development Inc 4261 13th ST Wyandotte, MI 48192-7002	<b>ADDITIONAL PARTY:</b> Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

**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 December 18, 2024 to:
  - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
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.
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## **Form Review**

Form Started By: Heather Debevec

Started On: 11/08/2024 11:04 AM

**Special Magistrate Hearing**

**9. F.**

**Meeting Date:** 12/11/2024

**Re:** Case# NOOP2024-245 - 2202 N Us Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-245	2202 N Us Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non-Operative Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 13, 2024	<b>NOV Service Method:</b> certified and regular mail posted vehicle
<b>NTA Issued Date:</b> November 13, 2024	<b>NTA Service Method:</b> certified and regular mail posted vehicle
<b>Posting Date:</b> November 13, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

<b>OWNER:</b> Dover-Neal Development Inc 4261 13th ST Wyandotte, MI 48192-7002	<b>ADDITIONAL PARTY:</b> Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

**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 December 18, 2024 to:
  - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
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.
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## **Form Review**

Form Started By: Heather Debevec

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

**Special Magistrate Hearing**

**9. G.**

**Meeting Date:** 12/11/2024

**Re:** Case# LTCL2024-247 - 1221 Seaway Dr

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL2024-247	1221 Seaway Dr	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Lot Clearing	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 13, 2024	<b>NOV Service Method:</b> Certified and regular mail posted property
<b>NTA Issued Date:</b> November 13, 2024	<b>NTA Service Method:</b> Certified and regular mail posted property
<b>Posting Date:</b> November 13, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

OWNER: Eva Valentine c/o Valentine Designs Inc. 4127 Burns RD Palm Beach Gardens, FL 33410	ADDITIONAL PARTY:
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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 December 18, 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.

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### **Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 12/04/2024

Started On: 11/08/2024 04:18 PM

**Special Magistrate Hearing**

**9. H.**

**Meeting Date:** 12/11/2024

**Re:** Case# NOOP2024-4 - 211 Avenue A

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-4	211 Avenue A	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non Operative Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 18, 2024	<b>NOV Service Method:</b> regular and certified mail posted to the vehicle
<b>NTA Issued Date:</b> November 20, 2024	<b>NTA Service Method:</b> regular and certified mail posted to the vehicle
<b>Posting Date:</b> November 20, 2024	<b>Last Inspection Date:</b> December 9, 2024

**OWNER:**

<b>OWNER:</b> James Hatfield PO Box 1506 Fort Pierce, FL 34954	<b>ADDITIONAL PARTY:</b>
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**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 December 18, 2024 to:
  - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
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.

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## **Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 12/04/2024

Started On: 11/18/2024 04:22 PM

**Special Magistrate Hearing**

**11. A.**

**Meeting Date:** 12/11/2024

**Re:** Case# 24-377 - 732 Orange Avenue

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

**Information**

**SUBJECT:**

24-377 CE	732 Orange Avenue	732 ORANGE AVE LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2024	Type of Presentation:	Motion to Vacate Order
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**OWNER:**

<b>OWNER:</b> 732 ORANGE AVE LLC 10225 SW GREEN RIDGE LN PALM CITY, FL 34990	<b>REGISTERED AGENT:</b> HOWARD A WELLES 10225 SW GREEN RIDGE LN PALM CITY, FL 34990
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**VIOLATIONS:**

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**RECOMMENDATION:**

The city requests that the Special Magistrate vacate the Order Determining Violation dated September 16, 2024.

**Form Review**

Form Started By: Heather Debevec

Started On: 05/08/2024 01:44 PM

Final Approval Date: 12/05/2024

**Special Magistrate Hearing**

**11. B.**

**Meeting Date:** 12/11/2024

**Re:** Case # 23-2813 - 217 Avenue A

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

**Information**

**SUBJECT:**

23-2813 CE	217 Avenue A	BEACH BOWLS FORT PIERCE LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 21, 2023	Type of Presentation:	Motion to Vacate Order
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**OWNER:**

<b>VIOLATOR:</b> BEACH BOWLS FORT PIERCE LLC 217 AVENUE A FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> MICHAEL J CROKE 217 AVE A FT PIERCE, FL 34950
<b>OWNER:</b> JAMES HATFIELD PO BOX 1506 FT PIERCE, FL 34954	

**VIOLATIONS:**

Section 22-302 – Sidewalk Café- Permit Required

**RECOMMENDATION:**

The city requests that the Special Magistrate vacate the Order Determining Violation dated February 21, 2024.

**Form Review**

Form Started By: Heather Debevec

Started On: 12/15/2023 10:07 AM

Final Approval Date: 12/09/2024