

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, January 8, 2025 - 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.	Case Number:	CE-2024000102	Investigating Officer:	Charmaine Kirkland
	Violation Location:	801 Texas Court		

2.	Case Number:	CE-2024-0033	Investigating Officer:	Heather Debevec
	Violation Location:	111 Orange Avenue		

3.	Case Number:	CE-2024-00072	Investigating Officer:	Charmaine Kirkland
	Violation Location:	704 S 8th Street		

4.	Case Number:	NOOP-2024-00007	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2908 Carver Street		

5.	Case Number:	CE2024-00053	Investigating Officer:	Heather Debevec
	Violation Location:	Granada Street (2401-525-0004-000/7)		

6.	Case Number:	CE2024-00054	Investigating Officer:	Heather Debevec
	Violation Location:	Granada Street (2401-525-0003-000/0)		

7.	Case Number:	CE2024-00052	Investigating Officer:	Heather Debevec
	Violation Location:	Granada Street (2401-525-0005-000/4)		

8.	Case Number:	LTCL-2024-00226	Investigating Officer:	Isaac Saucedo
	Violation Location:	2201 S 29th Street		

9.	Case Number:	LTCL-2024-00223	Investigating Officer:	Isaac Saucedo
	Violation Location:	2209 S 29th Street		

10.	Case Number:	CE-2024-00038	Investigating Officer:	Heather Debevec
	Violation Location:	600 S Ocean Drive		

11.	Case Number:	CE2024-00025	Investigating Officer:	Charmaine Kirkland
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Violation Location:	1217 Wyoming Avenue
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12.	Case Number:	CE2024-00037	Investigating Officer:	Charmaine Kirkland
	Violation Location:	306 N 27th Street		

13.	Case Number:	NOOP-2024-00004	Investigating Officer:	Heather Debevec
	Violation Location:	211 Avenue A		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK2024-00123	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

2.	Case Number:	PK2024-124	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE2024-00024	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1105 Sunrise Blvd		

2.	Case Number:	CE-2024-00056	Investigating Officer:	Heather Debevec
	Violation Location:	Juanita Avenue (1433-701-0078-000/2)		

3.	Case Number:	CE2024-00058	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1511 Avenue O, Units A & B		

4.	Case Number:	CE-2024-00046	Investigating Officer:	Heather Debevec
	Violation Location:	215 Gardenia Ave		

5.	Case Number:	CE-2024-00059	Investigating Officer:	Heather Debevec
	Violation Location:	315 N 17th Street		

6.	Case Number:	CE2024-00060	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1820 S 30th Street		

7.	Case Number:	CE-2024-00065	Investigating Officer:	Heather Debevec
	Violation Location:	1610 Seaway Drive		

8.	Case Number:	CE-2024-00075	Investigating Officer:	Heather Debevec
	Violation Location:	1109 Fernandina Street		

9.	Case Number:	CE-2024-00082	Investigating Officer:	Heather Debevec
	Violation Location:	3315 S US Highway 1		

10.	Case Number:	CE-2024-00081	Investigating Officer:	Heather Debevec
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Violation Location:	211 Avenue A
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11.	Case Number:	CE-2024-00093	Investigating Officer:	Heather Debevec
	Violation Location:	1833 Sandridge Road		

12.	Case Number:	CE-2024-00100	Investigating Officer:	Charmaine Kirkland
	Violation Location:	701 Quincy Avenue		

D. **OTHER CASES**

1.	Case Number:	NOOP-2024-00003	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2202 N US Hwy 1		

2.	Case Number:	NOOP-2024-00214	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2202 N US Hwy 1		

3.	Case Number:	NOOP-2024-00233	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2202 N US Hwy 1		

4.	Case Number:	NOOP-2024-00234	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2202 N US Hwy 1		

5.	Case Number:	LTCL-2024-00008	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	115 N 11th Street		

6.	Case Number:	LTCL-2024-00009	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	112 N 11th Street		

7.	Case Number:	LTCL-2024-00007	Investigating Officer:	Charmaine Kirkland
	Violation Location:	5525 Okeechobee Road		

8.	Case Number:	LTCL-2024-00003	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2300 S Kings Highway		

5. **OLD BUSINESS**

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

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

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: 01/08/2025

Re: Case # CE-2024-00102-801 Texas Ct

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

Information

SUBJECT:

Case Number:	CE-2024000102	Investigating Officer:	Charmaine Kirkland
Violation Location:	801 Texas Court		

CASE INFORMATION:

Case Type:	Regular code case - COMPLIED
NOV Issue Date:	November 6, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	
Posting Date:	
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Sayco Equity Fund K LLC 7491 N Federal HWY # C5-270 Boca Raton, FL 33487-1625
Additional Party:	CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324

VIOLATIONS:

24-19(19) - Nuisances - Indoor furniture

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Remove the chair from the carport.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 12/26/2024

Started On: 12/05/2024 08:48 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 01/08/2025

Re: CE-2024-33-111 Orange Ave

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

Information

SUBJECT:

Case Number:	CE-2024-0033	Investigating Officer:	Heather Debevec
Violation Location:	111 Orange Avenue		

CASE INFORMATION:

Case Type:	Regular code case - COMPLIED
NOV Issue Date:	August 6, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	
Posting Date:	
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: One Eleven Orange LLC 4521 PGA BLVD Ste 201 Palm Beach Gardens, FL 33418	ADDITIONAL PARTY: Steven Tarr 4521 PGA BLVD Ste 201 Palm Beach Gardens, FL 33418
WITNESS: Anthony Talalay The Galleria of Downtown Fort Pierce 117 Orange Ave Fort Pierce, FL 34950	

VIOLATIONS:

Sec. 103-203(g) - Regulation of storm water run-off: Gutters & Downspout

RECOMMENDATION:

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

1. The violator(s) be given until February 8, 2024 to
 - Redirect storm water runoff back to your own property.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/26/2024

Started On: 11/14/2024 03:06 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 01/08/2025

Re: Case #CE-2024-00072-704 S 8th Street

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

Information

SUBJECT:

Case Number:	CE-2024-00072	Investigating Officer:	Charmaine Kirkland
Violation Location:	704 S 8th Street		

CASE INFORMATION:

Case Type:	Regular code case - COMPLIED
NOV Issue Date:	September 27, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	
Posting Date:	
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Oakwood Investments And Properties LLC 3669 Park LN Miami, FL 33133	ADDITIONAL PARTY: Jacques Meshell 3669 Park LN Miami, FL 33133
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VIOLATIONS:

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 15 days to:
 - Paint where molding, chipping, deterioration and discoloration has occurred throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 11/14/2024 11:12 AM

Final Approval Date: 12/26/2024

Special Magistrate Hearing

3. B. 4.

Meeting Date: 01/08/2025

Re: Case # NOOP-2024-00007-2908 Carver St

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

Information

SUBJECT:

Case Number:	NOOP-2024-00007	Investigating Officer:	Charmaine Kirkland
Violation Location:	2908 Carver Street		

CASE INFORMATION:

Case Type:	Non-Operative vehicle - COMPLIED
NOV Issue Date:	December 6, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 11, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 11, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Zane E Williams 4236 SW Mallard Creek TRL Palm City, FL 34990-2517	ADDITIONAL PARTY: Deluis Celisca 910 Wagner PL Apt 2 Fort Pierce, FL 34982-6662
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VIOLATIONS:

24-19(15)(c) Nuisances - Non-operable vehicles

RECOMMENDATION:

N/A - Complied

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 12/26/2024

Started On: 12/11/2024 10:08 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 01/08/2025

Re: Case# CE24-53 - Granada St

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

Information

SUBJECT:

Case Number:	CE2024-00053	Investigating Officer:	Heather Debevec
Violation Location:	Granada Street (2401-525-0004-000/7)		

CASE INFORMATION:

Case Type:	Regular code case - COMPLIED
NOV Issue Date:	August 27, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	November 20, 2024
NTA Service Method:	Certified mail
Posting Date:	November 26, 2024
Last Inspection Date:	December 9, 2024
REPEAT INFO:	

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
Final Approval Date: 12/10/2024

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

Special Magistrate Hearing

3. B. 6.

Meeting Date: 01/08/2025

Re: Case# CE24-54 - Granada St

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

Information

SUBJECT:

Case Number:	CE2024-00054	Investigating Officer:	Heather Debevec
Violation Location:	Granada Street (2401-525-0003-000/0)		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	August 27, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	November 20, 2024
NTA Service Method:	Certified mail
Posting Date:	November 26, 2024
Last Inspection Date:	December 9, 2024
REPEAT INFO:	

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
Final Approval Date: 12/10/2024

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

Special Magistrate Hearing

3. B. 7.

Meeting Date: 01/08/2025

Re: Case# CE24-52 - Granada St

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

Information

SUBJECT:

Case Number:	CE2024-00052	Investigating Officer:	Heather Debevec
Violation Location:	Granada Street (2401-525-0005-000/4)		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	August 27, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	November 20, 2024
NTA Service Method:	Certified mail
Posting Date:	November 26, 2024
Last Inspection Date:	December 9, 2024
REPEAT INFO:	

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
Final Approval Date: 12/10/2024

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

Special Magistrate Hearing

3. B. 8.

Meeting Date: 01/08/2025

Re: Case# LTCL-2024-226 - 2201 S 29th St

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

Information

SUBJECT:

Case Number:	LTCL-2024-00226	Investigating Officer:	Isaac Saucedo
Violation Location:	2201 S 29th Street		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	October 24, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 28, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	October 28, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Deborah A Norvell Vivian Norvell (EST) John R Norvell JR 5825 Ideal Holding Rd Port Saint Lucie, FL 34987	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 January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 12/05/2024

Started On: 10/24/2024 03:23 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 01/08/2025

Re: Case# LTCL2024-223 - 2209 S 29th St

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

Information

SUBJECT:

Case Number:	LTCL-2024-00223	Investigating Officer:	Isaac Saucedo
Violation Location:	2209 S 29th Street		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	October 24, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 28, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	October 28, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Vivian Norvell (EST) 5825 Ideal Holding Rd Port Saint Lucie, FL 34987	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 January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 10/24/2024 02:46 PM

Final Approval Date: 12/05/2024

Special Magistrate Hearing

3. B. 10.

Meeting Date: 01/08/2025

Re: Case# CE-2024-38 - 600 S Ocean Dr

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

Information

SUBJECT:

Case Number:	CE-2024-00038	Investigating Officer:	Heather Debevec
Violation Location:	600 S Ocean Drive		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	August 8, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail
Posting Date:	December 26, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: David Martin (LF EST) 600 S Ocean DR A Fort Pierce, FL 34949	
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VIOLATIONS:

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 until February 8, 2025 to:
 - Paint all the discolored, rusting, peeling, and barewood areas of the home.
2. Failure to comply by the date ordered will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/18/2024 04:51 PM

Final Approval Date: 01/02/2025

Special Magistrate Hearing

3. B. 11.

Meeting Date: 01/08/2025
Re: Case# CE-2024-25 - 1217 Wyoming Avenue
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

Case Number:	CE2024-00025	Investigating Officer:	Charmaine Kirkland
Violation Location:	1217 Wyoming Avenue		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	July 25, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 1
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 20, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Vega's Home Construction Inc. 1950 S Brocksmith RD Fort Pierce, FL 34945	ADDITIONAL PARTY: Rodolpho Vega-Moran 1950 S Brocksmith RD Fort Pierce, FL 34945
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VIOLATIONS:

Section 24-19(14) - Parked on other than pavement
Section 24-19(6)(c)- Nuisance as an object/Outside storage

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:
 - Refrain from parking all vehicles and trailers in the front yard.
 - Remove all construction materials from the front yard and place them in a garage or shed.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 01/02/2025

Started On: 11/16/2024 04:38 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 01/08/2025

Re: Case# CE2024-37 - 306 N 27th ST

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

Information

SUBJECT:

Case Number:	CE2024-00037	Investigating Officer:	Charmaine Kirkland
Violation Location:	306 N 27th Street		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	August 8, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 12, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 12, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: Everglade Redwood LLC PO Box 12141 Fort Pierce, FL 34979	ADDITIONAL PARTY: Eugenio Ortiz 3250 Oak Bluff DR Orlando, FL 32827
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VIOLATIONS:

Section 125-322(c)(1)- Fences: Height restrictions
 Section 24-19(11)(a)(b)- Landscape Maintenance
 Section 24-19(14)-Parking on other than pavement
 Section 30-28(c)-SW: Containers
 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 30 days to:
 - Cut and trim all hedges in the front yard up to four feet.
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs.
 - Refrain from parking in the front yard.
 - Remove trash containers from the curb on non-collection days and place them on the side or rear of the house.
 - Pressure wash and paint where chipping, molding, discoloration and deterioration have occurred throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 01/02/2025

Started On: 11/13/2024 12:29 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 01/08/2025

Re: Case# NOOP-2024-4 - 211 Avenue A

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

Information

SUBJECT:

Case Number:	NOOP-2024-00004	Investigating Officer:	Heather Debevec
Violation Location:	211 Avenue A		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	November 18, 2024
NOV Service Method:	Regular mail / Certified mail / Posted on vehicle
NTA Issue Date:	November 20, 2024
NTA Service Method:	Regular mail / Certified mail / Posted on vehicle
Posting Date:	November 20, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

OWNER: James Hatfield PO Box 1506 Fort Pierce, FL 34954	ADDITIONAL PARTY:
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate fined:

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 January 15, 2025 to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable or removed.
4. Failure to comply by the date ordered will result in:
 - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

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

Special Magistrate Hearing

4. A. 1.

Meeting Date: 01/08/2025

Re: Case# PK2024-123 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-00123	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	September 28, 2024
NTA Issue Date:	December 12, 2024
NTA Service Method	Regular and Certified mail / Post at City Hall
Posting Date:	December 19, 2024
REPEAT INFO:	

OWNER:

OWNER: Martine Josue Kenrick Omar Alexander	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14668PK	34-31(C) Parking for Boat and Trailers 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: 01/02/2025

Started On: 11/20/2024 09:27 AM

Special Magistrate Hearing

4. A. 2.

Meeting Date: 01/08/2025

Re: Case# PK2024-124 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-124	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	September 28, 2024
NTA Issue Date:	December 12, 2024
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	December 19, 2024
REPEAT INFO:	

OWNER:

OWNER: Mario G Guzman Grano	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14669PK	34-31(C) Boat and Trailer Parking 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: 01/02/2025

Started On: 11/20/2024 10:15 AM

Special Magistrate Hearing

4. C. 1.

Meeting Date: 01/08/2025

Re: Case# CE-2024-24 - 1105 Sunrise Blvd

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

Information

SUBJECT:

Case Number:	CE2024-00024	Investigating Officer:	Charmaine Kirkland
Violation Location:	1105 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 24, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 12, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 20, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: Aimara Moreno Corrales Odalys Rosa Corrales Luaces 1105 Sunrise Blvd Fort Pierce, FL 34950-5049	
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VIOLATIONS:

Section 24-19(19)- Nuisances: Indoor furniture

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 all indoor-style furniture and place it inside the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 11/15/2024 11:11 AM

Final Approval Date: 01/02/2025

Special Magistrate Hearing

4. C. 2.

Meeting Date: 01/08/2025

Re: Case# CE-2024-56 - Juanita Ave

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

Information

SUBJECT:

Case Number:	CE-2024-00056	Investigating Officer:	Heather Debevec
Violation Location:	Juanita Avenue (1433-701-0078-000/2)		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 28, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Jacquelyn Parker PO Box 1852 Fort Pierce, FL 34954	
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VIOLATIONS:

24-19(17) - Nuisances Violation of law prohibited: Any building, structure, lot, place, or location where any activity in violation of law is conducted, performed, maintained or allowed.

24-19(5) - Nuisances Unlawful/prohibited conditions: Is declared otherwise by ordinance or statute to be a nuisance, unlawful or prohibited;

RECOMMENDATION:

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

1. The violator(s) be given until February 8, 2025 to:
 - Move the fence 3 feet away from the fire hydrant in all directions.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/14/2024 01:55 PM

Special Magistrate Hearing

4. C. 3.

Meeting Date: 01/08/2025

Re: Case# CE2024-58 - 1511 Avenue O A & B

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

Information

SUBJECT:

Case Number:	CE2024-00058	Investigating Officer:	Charmaine Kirkland
Violation Location:	1511 Avenue O, Units A & B		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 30, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 12, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 20, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: Henri Raphael 1251 NE 209th TER Miami, FL 33177	
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VIOLATIONS:

Section 24-19(11)(a)(b) - Nuisances - Landscape Maintenance
 Section 24-19(6)(a) - Nuisances: Outside Storage
 Section 30-28(c) SW: - Containers
 IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 - Remove the roof coverings from the side of the house.
 - Place containers on the side of the house on non-collection days.
 - Pressure wash or paint where discoloration, deterioration, molding and chipping has occurred throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 01/02/2025

Started On: 11/21/2024 04:58 PM

Special Magistrate Hearing

4. C. 4.

Meeting Date: 01/08/2025

Re: Case# CE-2024-46 - 215 Gardenia Ave

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

Information

SUBJECT:

Case Number:	CE-2024-00046	Investigating Officer:	Heather Debevec
Violation Location:	215 Gardenia Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 20, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: JBM Properties Delaware LLC 4920 Sandshore CT San Diego, CA 92130	ADDITIONAL PARTY: Yarron Benmoshe 5225 Collins AVE Unit 1111 Miami, FL 33140
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
 24-19(19) - Nuisances: Furniture kept or stored outdoors where such furniture is of the kind and sort normally and customarily kept inside such as, for example, upholstered sofas, and where such furniture is not in actual use.
 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 until January 15, 2025 to
 - Mow the yard, trim bushes to give neat appearance, and clean off fence lines from the rights of way.
 - Bring in or remove all furniture that is not designed to be outside.
 - Paint all areas of the fence and home that are peeling or discolored.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/15/2024 04:05 PM

Special Magistrate Hearing

4. C. 5.

Meeting Date: 01/08/2025

Re: Case# CE-2024-59 - 315 N 17th St

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

Information

SUBJECT:

Case Number:	CE-2024-00059	Investigating Officer:	Heather Debevec
Violation Location:	315 N 17th Street		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 30, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: D. O. Multiple Services LLC 2625 Danforth TER Wellington, FL 33414	
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VIOLATIONS:

- 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
- 24-19(19) - Nuisances: Indoor furniture
- 24-19(6)(d) - Nuisances: Outside storage

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 - Bring in or remove all indoor-styled furniture.
 - Remove all loose items from the yard and porches in accordance to the ordinance.
 - Repair the fence where it is disconnecting, missing pieces, and deteriorating.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/15/2024 03:48 PM

Special Magistrate Hearing

4. C. 6.

Meeting Date: 01/08/2025

Re: Case# CE2024-60 - 1820 S 30th St

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

Information

SUBJECT:

Case Number:	CE2024-00060	Investigating Officer:	Charmaine Kirkland
Violation Location:	1820 S 30th Street		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 31, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 12, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 20, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: Raul Calderon 1001 Heron Ave Fort Pierce, FL 34982	
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VIOLATIONS:

- Section 123-37(12) - Landscape maintenance
- Section 24-19(14) - Nuisances: Parking on other than pavement
- Section 24-19(19) - Nuisances: Indoor furniture
- Section 24-19(6)(c) - Nuisances: Outside storage
- Section 24-19(6)(d)- Nuisances: Junk or other debris

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Refrain from parking in the front yard.
 - Remove all indoor-style furniture.
 - Remove all wood and concrete blocks throughout the home.
 - Remove all cardboard boxes and buckets.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 01/02/2025

Started On: 11/20/2024 12:10 PM

Special Magistrate Hearing

4. C. 7.

Meeting Date: 01/08/2025

Re: Case# CE-2024-65 - 1610 Seaway Dr

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

Information

SUBJECT:

Case Number:	CE-2024-00065	Investigating Officer:	Heather Debevec
Violation Location:	1610 Seaway Drive		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 6, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Pamela R Wolters (LF EST) 1610 Binney DR Ft Pierce, FL 34949	
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VIOLATIONS:

123-37(12) - Landscape maintenance
30-28(c) - SW: Containers - When placed

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to
 - Trim trees back from the sidewalk access.
 - Remove trash, yard, and recycle bins from the front of the home on non-collection days.
2. Failure to comply by the date ordered will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/15/2024 03:04 PM

Special Magistrate Hearing

4. C. 8.

Meeting Date: 01/08/2025

Re: Case# CE-2024-75 - 1109 Fernandina St

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

Information

SUBJECT:

Case Number:	CE-2024-00075	Investigating Officer:	Heather Debevec
Violation Location:	1109 Fernandina Street		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 2, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Gerald W & Kristin O'Brien Molloy 1109 Fernandina ST Fort Pierce, FL 34949	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 - Trim bushes to not block the address numbers and maintain the yard to the above ordinance.
2. Failure to comply by the date ordered will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/15/2024 04:31 PM

Final Approval Date: 01/02/2025

Special Magistrate Hearing

4. C. 9.

Meeting Date: 01/08/2025

Re: Case# CE-2024-82 - 3315 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2024-00082	Investigating Officer:	Heather Debevec
Violation Location:	3315 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 14, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Monarca Enterprises LLC Po Box 1264 Fort Pierce, FL 34954	ADDITIONAL PARTY: Ulysses Mendoza 3315 S Us Highway 1 Fort Pierce, FL 34982
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VIOLATIONS:

- 22-20(a) - Certificate of Use required
- 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to
 - Obtain a certificate of use permit or remove all pallets, bricks, loose items, and non-planted plants.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/15/2024 01:45 PM

Special Magistrate Hearing**4. C. 10.****Meeting Date:** 01/08/2025**Re:** Case# CE-2024-81 - 211 Avenue A**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2024-00081	Investigating Officer:	Heather Debevec
Violation Location:	211 Avenue A		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 4, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2025
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: James E Hatfield PO Box 1506 Fort Pierce, FL 34954	
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VIOLATIONS:

24-19(6)(d) - Nuisances: Junk and debris

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to
 - Remove or place in a shed the buckets, boards, furniture, rags, and all other loose items from the back of the business.
 - Remove the broken and piled up fencing in the bushes.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/18/2024 03:24 PM

Final Approval Date: 01/02/2025

Special Magistrate Hearing

4. C. 11.

Meeting Date: 01/08/2025

Re: Case# CE-2024-93 - 1833 Sandridge Rd

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

Information

SUBJECT:

Case Number:	CE-2024-00093	Investigating Officer:	Heather Debevec
Violation Location:	1833 Sandridge Road		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 31, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Jonathan Nolli 234 Bimini DR Hutchinson Island, FL 34949	
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VIOLATIONS:

- 24-19(19) - Nuisances: Indoor furniture.
- 24-19(6)(d) - Nuisances: Outside storage.

RECOMMENDATION:

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

1. The violator(s) be given until January 15, 2025 to
 - Bring in or remove all indoor-styled furniture from the outside of the home.
 - Remove or bring in the restaurant equipment, pallets, and other loose items from the outside of the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/02/2025

Started On: 11/21/2024 08:44 AM

Special Magistrate Hearing**4. C. 12.****Meeting Date:** 01/08/2025**Re:** Case# CE-2024-100 - 701 Quincy Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2024-00100	Investigating Officer:	Charmaine Kirkland
Violation Location:	701 Quincy Avenue		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 05, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 12, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 20, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: Jean Dantilus c/o Caricia Dentilus 701 Quincy Ave Fort Pierce, FL 34950	
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VIOLATIONS:

- 24-19(15)(c) - Nuisances-Non-operable vehicle
- 24-19(6)(b) - Nuisances-Mechanical equipment or parts
- 24-19(6)(c) - Nuisances-Building or construction materials

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Remove all unregistered and non-operative vehicles from the property.
 - Remove all concrete blocks and mechanical parts from the property.
 - Remove all wood boards from the property.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 01/02/2025

Started On: 12/05/2024 09:48 AM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 01/08/2025

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

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

Information

SUBJECT:

Case Number:	NOOP-2024-00003	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2202 N US Hwy 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	November 14, 2024
NOV Service Method:	Regular mail / Certified mail / Posted on vehicle
NTA Issue Date:	November 14, 2024
NTA Service Method:	Regular mail / Certified mail / Posted on vehicle
Posting Date:	November 14, 2024
Last Inspection Date:	
REPEAT INFO:	

OWNER:

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

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 January 15, 2025 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.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 12/17/2024

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

Special Magistrate Hearing

4. D. 2.

Meeting Date: 01/08/2025**Re:** Case# NOOP-2024-214 - 2202 N US HWY 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2024-00214	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2202 N US Hwy 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	November 7, 2024
NOV Service Method:	Regular mail / Certified mail / Posted on vehicle
NTA Issue Date:	November 7, 2024
NTA Service Method:	Regular mail / Certified mail / Posted on vehicle
Posting Date:	November 7, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

PROPERTY OWNER: Dover-Neal Developments Inc 4261 13th Street Wyandotte, MI 48192	REGISTERED AGENT: Clayton Yates 426 Avenue A Fort Pierce, FL 34950
VEHICLE/VESSEL OWNER: Brant D Lewis	OTHER:

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable vehicle

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 January 15, 2025 to:
 - Remove or provide valid proof of registration for the White Boat "Time-Out" with the Vessel Number "FL5866LM" and the trailer the vessel sits on.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 11/04/2024 10:56 AM

Final Approval Date: 12/31/2024

Special Magistrate Hearing**4. D. 3.****Meeting Date:** 01/08/2025**Re:** Case# NOOP-2024-233 - 2202 N US HWY 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2024-00233	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2202 N US Hwy 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	November 7, 2024
NOV Service Method:	Regular mail / Certified mail / Posted on vehicle
NTA Issue Date:	November 7, 2024
NTA Service Method:	Regular mail / Certified mail / Posted on vehicle
Posting Date:	November 7, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

PROPERTY OWNER: Dover-Neal Developments Inc 4261 13th Street Wyandotte, MI 48192	REGISTERED AGENT: Clayton Yates 426 Avenue A Fort Pierce, FL 34950
VEHICLE/VESSEL OWNER: Edmond W Exley Daniel T Hardy	OTHER: TRAILER OWNER Miranda L. McKnight

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable vehicle

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 January 15, 2025 to:
 - Remove or provide valid proof of registration for the White Boat with the Vessel Number "FL7166FR" and the trailer the vessel sits on with the tag "INGI46".
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off of the property.

Form ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 12/31/2024

Started On: 11/04/2024 02:40 PM

Special Magistrate Hearing

4. D. 4.

Meeting Date: 01/08/2025

Re: Case# NOOP-2024-234 - 2202 N US HWY 1

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

Information

SUBJECT:

Case Number:	NOOP-2024-00234	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2202 N US Hwy 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	November 7, 2024
NOV Service Method:	Regular mail / Certified mail / Posted on vehicle
NTA Issue Date:	November 7, 2024
NTA Service Method:	Regular mail / Certified mail / Posted on vehicle
Posting Date:	November 7, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

PROPERTY OWNER: Dover-Neal Developments Inc 4261 13th Street Wyandotte, MI 48192	REGISTERED AGENT: Clayton Yates 426 Avenue A Fort Pierce, FL 34950
VEHICLE/VESSEL OWNER: N/A	OTHER:

VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable vehicle

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 January 15, 2024 to:
 - Remove or provide valid proof of registration for the White Chevrolet Express Van.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 12/31/2024

Started On: 11/04/2024 03:14 PM

Special Magistrate Hearing

4. D. 5.

Meeting Date: 01/08/2025

Re: Case# LTCL-2024-8 - 115 N 11th St

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

Information

SUBJECT:

Case Number:	LTCL-2024-00008	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	115 N 11th Street		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 19, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 19, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 19, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: NOVIA A BENT BRIAN A BENT 4955 NW 84TH RD CORAL SPRINGS, FL 33067	
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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 January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/02/2025

Started On: 12/16/2024 10:27 AM

Special Magistrate Hearing

4. D. 6.

Meeting Date: 01/08/2025

Re: Case# LTCL-2024-9 - 112 N 11th ST

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

Information

SUBJECT:

Case Number:	LTCL-2024-00009	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	112 N 11th Street		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 19, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 19, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 19, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Jeanne Arias 223 N 2nd ST Fort Pierce, FL 34950	
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties
IMPC 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 January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/02/2025

Started On: 12/26/2024 10:44 AM

Special Magistrate Hearing**4. D. 7.****Meeting Date:** 01/08/2025**Re:** Case# LTCL 2024-7 - 5525 Okeechobee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2024-00007	Investigating Officer:	Charmaine Kirkland
Violation Location:	5525 Okeechobee Road		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 6, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 11, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 11, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: OkeeJen LLC 1870 Aloma Ave Suite 250 Winter Park, FL 32789-4049	ADDITIONAL PARTY: Jill K Simpkins 1870 Aloma Ave Suite 250 Winter Park, FL 32789-4049
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances-Landscape requirements for properties larger than 3 acres.

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 January 15, 2025 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 12/11/2024 11:35 AM

Final Approval Date: 01/02/2025

Special Magistrate Hearing

4. D. 8.

Meeting Date: 01/08/2025

Re: Case# LTCL-2024-3 - 2300 S Kings Hwy

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

Information

SUBJECT:

Case Number:	LTCL-2024-00003	Investigating Officer:	Charmaine Kirkland
Violation Location:	2300 S Kings Highway		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	November 21, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	November 27, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	November 27, 2024
Last Inspection Date:	January 7, 2025
REPEAT INFO:	

OWNER:

OWNER: Scannell Properties #533 LLC 8801 River Crossing BLVD Suite 300 Indianapolis, IN 46240-2394	ADDITIONAL PARTY: Cogency Global Inc 115 N Calhoun St Suite 4 Tallahassee, FL 32301
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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 January 15, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 11/27/2024 12:19 PM

Final Approval Date: 01/02/2025