

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 12, 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 No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-00005	1038 Tortugas Ave	Isaac Saucedo

2.	Case No:	Violation Location (Address PID #)	Investigating Officer
	LTCL-2025-2	725 S US Highway 1	Heather Debevec

3.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-6	1230 Easter Ave	Heather Debevec

4.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-8	511 Texas Ct	Heather Debevec

5.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-9	509 Texas Ct	Heather Debevec

6.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-10	1221 Easter Ave	Heather Debevec

7.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-11	2202 N US Highway 1	Heather Debevec

8.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-12	2202 N US Highway 1	Heather Debevec

9.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-99	615 N US Highway 1	Heather Debevec

10.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-152	3821 S US Highway 1	Heather Debevec

11.	Case Number:	24-680	Investigating Officer:	Charmaine Kirkland
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Violation Location:	1016 Tortugas Ave
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12.	Case Number:	CE-2024-00133	Investigating Officer:	Charmaine Kirkland
	Violation Location:	TBD		

13.	Case No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-4	1046 Tortugas Ave	Isaac Saucedo

14.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-3	1046 Tortugas Ave	Isaac Saucedo

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK2024-000154	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

2.	Case Number:	PK2024-00158	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2024-125	Investigating Officer:	Charmaine Kirkland
	Violation Location:	831 Bent Creek Dr		

2.	Case Number:	CE2024-62	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1054 Trinidad Ave		

3.	Case Number:	CE-2025-3	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1218 Wyoming Ave		

4.	Case Number:	CE-2025-4	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1220 Wyoming Ave		

5.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-39	2102 S US Highway 1	Heather Debevec

6.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-104	2903 S US Highway 1	Heather Debevec

7.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-132	1113 Orange Ave (240980400030000)	Heather Debevec

8.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-128	225 S US Highway 1	Heather Debevec

9.	Case No:	Violation Location (Address PID #)	Investigating Officer
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CE-2024-00115	1132 Avenue D	Isaac Saucedo
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10.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE-2024-113	915 N 21st St	Isaac Saucedo

11.	Case Number:	CE-2024-00120	Investigating Officer:	Isaac Saucedo
	Violation Location:	2806 Okeechobee Rd		

12.	Case Number:	CE-2024-00109	Investigating Officer:	Isaac Saucedo
	Violation Location:	1230 Avenue B		

D. **OTHER CASES**

1.	Case No:	Violation Location (Address PID #)	Investigating Officer
	LTCL-2025-4	624 N US Highway 1 (240371700100007)	Heather Debevec

2.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-2	1046 Tortugas Ave	Isaac Saucedo

3.	Case No:	Violation Location (Address PID #)	Investigating Officer
	LTCL-2025-1	1018 Trinidad Ave	Isaac Saucedo

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: 02/12/2025

Re: Case# NOOP-2025-5 - 1038 Tortugas Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-00005	1038 Tortugas Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 09, 2024	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: January 14, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: January 14, 2025	Last Inspection Date:

OWNER:

OWNER: Mary Case 1038 Tortugas Ave Fort Pierce, FL 34982	
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-Operable 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 February 19, 2025 to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
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

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 02/12/2025**Re:** Case# LTCL-2025-2 - 725 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-2	725 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Lot Clearing - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 9, 2025	NOV Service Method: Certified and regular mail, posted the property
NTA Issued Date: January 9, 2025	NTA Service Method: Certified and regular mail, posted the property
Posting Date: January 13, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: LeaseFlorida Ft Pierce LLC 5901 NW 151st ST Suite 126 Miami Lakes, FL 33014	ADDITIONAL PARTY: WN Law Group 143 Balfour DR Bal Harbor, FL 33154
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
IPMC 301.3 - Vacant Structures and land

RECOMMENDATION:

The city requests that the Special Magistrate finds:

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 February 19, 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.

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: 01/09/2025 02:37 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 02/12/2025

Re: Case# NOOP-2025-6 - 1230 Easter Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-6	1230 Easter Ave	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 9, 2025	NOV Service Method: certified and regular mail, posted to the vehicle
NTA Issued Date: January 9, 2025	NTA Service Method: certified and regular mail, posted to the vehicle
Posting Date: January 13, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Jose DeLeon 1230 Easter AVE Fort Pierce, FL 34950	ADDITIONAL PARTY: Herminia Solorio 1909 Boston AVE Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate finds:

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 February 19, 2025 to:
 - Per the Notice of Violation, ensure all vehicles can safely and legally travel on a roadway.
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

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 02/12/2025**Re:** Case# NOOP-2025-8 - 511 Texas CT**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-8	511 Texas Ct	Heather Debevec

CASE INFORMATION:

Case Type: Non-Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 10, 2025	NOV Service Method: certified and regular mail posted to vehicle
NTA Issued Date: January 10, 2025	NTA Service Method: certified and regular mail posted to vehicle
Posting Date: January 14, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Kevin S Dager Andrea V Louwerens - Dager 761 Westwind DR North Palm Beach, FL 33408	ADDITIONAL PARTY: Benjamin Wolfgram 511 Texas Ct Fort Pierce, FL 34950
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative 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 February 19, 2025 to:
 - Per the Notice of Violation, ensure that all vehicles can safely and legally operate on a public roadway.
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

Started On: 01/10/2025 02:10 PM

Special Magistrate Hearing**3. B. 5.****Meeting Date:** 02/12/2025**Re:** Case# NOOP-2025-9 - 509 Texas Ct**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-9	509 Texas Ct	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Janaury 10, 2025	NOV Service Method: Certified and regular mail posted to vehicle
NTA Issued Date: January 10, 2025	NTA Service Method: Certified and regular mail posted to vehicle
Posting Date: Janaury 14, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Kevin S Dager Andrea V Louwerens - Dager 761 Westwind DR North Palm Beach, FL 33408	ADDITIONAL PARTY:
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non Operative Vehicle

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 February 19, 2025 to:
 - Per the Notice of Violation, remove or place in an enclosed garage the golf cart.
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

Started On: 01/10/2025 03:26 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 02/12/2025

Re: Case# NOOP-2025-10 - 1221 Easter Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-10	1221 Easter Ave	Heather Debevec

CASE INFORMATION:

Case Type: Non-Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 10, 2025	NOV Service Method: regular and certified mail posted vehicle
NTA Issued Date: January 10, 2025	NTA Service Method: regular and certified mail posted vehicle
Posting Date: January 14, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Roberto Cumerma 1051 Grapefruit RD SE Palm Bay, FL 32909	ADDITIONAL PARTY: Efrain Ballesteros 975 11th ST SW Vero Beach, FL 32962
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-Operative Vehicle

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 February 19, 2025 to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable on a public roadway.
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

Started On: 01/10/2025 04:35 PM

Special Magistrate Hearing**3. B. 7.****Meeting Date:** 02/12/2025**Re:** Case# NOOP-2025-11 - 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-2025-11	2202 N US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 14, 2025	NOV Service Method: certified and regular mail posted vehicle
NTA Issued Date: January 14, 2025	NTA Service Method: certified and regular mail posted to vehicle
Posting Date: January 16, 2025	Last Inspection Date: February 10, 2025

OWNER:

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

24-19(15)(c) - Nuisances: Non Operative 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 February 19, 2025 to:
 - Per the Notice of Violation, ensure all vehicles are able to safely and legally travel on a public roadway.
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

Started On: 01/14/2025 04:19 PM

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 02/12/2025**Re:** Case# NOOP-2025-12 - 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-2025-12	2202 N US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 15, 2025	NOV Service Method: certified and regular mail posted to vehicle
NTA Issued Date: January 15, 2025	NTA Service Method: certified and regular mail posted to vehicle
Posting Date: January 16, 2025	Last Inspection Date: February 10, 2025

OWNER:

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

24-19(15)(c) - Nuisances: non operative 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 February 19, 2025 to:
 - Per the Notice of Violation, ensure all vehicles can safely and legally travel on a public roadway.
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

Started On: 01/15/2025 08:16 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 02/12/2025

Re: Case# CE-2024-99 - 615 N US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-99	615 N US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Code Enforcement - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: November 5, 2024	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified Mail
Posting Date: January 31, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: McDonalds Corp PO Box 182571 Columbus, OH 43218	
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VIOLATIONS:

117-3(b) - Sign Maintenance

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 26, 2025 to
 - Repair or replace the broken sign.
 - 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: Heather Debevec

Started On: 12/23/2024 02:15 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 02/12/2025

Re: Case# CE-2024-152 - 3821 S US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-152	3821 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Certificate of Use - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 27, 2024	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified mail
Posting Date: January 31, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Gold Coast Automotive Inc 3821 S US HIGHWAY 1 FORT PIERCE, FL 34982	
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VIOLATIONS:

22-20(a) - Certificate of Use required

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 19, 2025 to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

Started On: 01/03/2025 10:07 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 02/12/2025

Re: Case# 24-680 - 1016 Tortugas Ave

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

Information

SUBJECT:

Case Number:	24-680	Investigating Officer:	Charmaine Kirkland
Violation Location:	1016 Tortugas Ave		

CASE INFORMATION:

Case Type:	Regular - CONTINUED	
NOV Issue Date:	March 22, 2024	
NOV Service Method:	Regular mail	
NTA Issue Date:	January 21, 2025	
NTA Service Method	Regular mail / Certified mail / Posted at property	
Posting Date:	January 31, 2025	
Last Inspection Date:		
REPEAT INFO:		

OWNER:

Owner:	Armando N Mendez Ramirez	
Additional Party:	Manuela Romero Castillejos	

VIOLATIONS:

IPMC 304.7 Roofs and Drainage

RECOMMENDATION:

TBD

Form Review

Form Started By: Charmaine Kirkland

Started On: 01/16/2025 12:01 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 02/12/2025

Re: Case # CE-2024-133 - TBD

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

Information

SUBJECT:

Case Number:	CE-2024-00133	Investigating Officer:	Charmaine Kirkland
Violation Location:	TBD		

CASE INFORMATION:

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

OWNER:

Owner:	Landings Fort Pierce LLC Portifino Landings CDD 1835 E Hallandale Beach BLVD #420 Hallandale Beach, FL 33009-4619
Additional Party:	Steven B Greenfield ESQ

VIOLATIONS:

IPMC 302.3- Sidewalks & Driveways

RECOMMENDATION:

Repair road from potholes and deterioration throughout the property. Please contact the Building Department at 772-467-3718

Form Review

Form Started By: Charmaine Kirkland

Started On: 01/22/2025 11:55 AM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 02/12/2025

Re: Case# NOOP-2025-4 - 1046 Tortugas Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-4	1046 Tortugas Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Jan 08, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: Jan 14, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: Jan 14, 2025	Last Inspection Date:

OWNER:

OWNER: Michael and Melissa Whitehurst 1046 Tortugas Ave Fort Pierce, FL 34982	
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-Operable Vehicle

RECOMMENDATION:

Form Review

Form Started By: Isaac Saucedo

Started On: 01/09/2025 02:01 PM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 02/12/2025

Re: Case# NOOP-2025-3 - 1046 Tortugas Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-3	1046 Tortugas Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Jan 08, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: Jan 14, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: Jan 14, 2025	Last Inspection Date:

OWNER:

OWNER: Michael and Melissa Whitehurst 1046 Tortugas Ave Fort Pierce, FL 34982	
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-Operable Vehicle

RECOMMENDATION:

TBD

Form Review

Form Started By: Isaac Saucedo

Started On: 01/09/2025 02:10 PM

Special Magistrate Hearing

4. A. 1.

Meeting Date: 02/12/2025

Re: Case# PK2024-154 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-000154	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	November 16, 2024
NTA Issue Date:	January 21, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	January 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Filemon Jr Mendez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14697PK	34-31(C) Parking for Boat and Trailer Only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/06/2025

Started On: 01/11/2025 10:31 AM

Special Magistrate Hearing**4. A. 2.****Meeting Date:** 02/12/2025**Re:** Case# PK2024-158- Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK2024-00158	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	November 16, 2024
NTA Issue Date:	January 21, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	January 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Taylor Anne Williams
Additional Party:	Diane Jeanette Whorley

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14501PK	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 within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland

Started On: 01/11/2025 10:35 AM

Final Approval Date: 02/06/2025

Special Magistrate Hearing

4. C. 1.

Meeting Date: 02/12/2025
Re: Case# CE-2024-125 - 831 Bent Creek Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

Case Number:	CE-2024-125	Investigating Officer:	Charmaine Kirkland
Violation Location:	831 Bent Creek Dr		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	December 05, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 1, 2025
Last Inspection Date:	February 11, 2025
REPEAT INFO:	

OWNER:

Owner: Lisdan Gonzalez Perez Addianelys Ravelo Fonseca 15971 SW 73rd ST Miami, FL 33193-2975

VIOLATIONS:

125-322(b)(5) Fences: - Permit required

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:
 - Obtain a permit for the fence installed on the property. Please contact the Building Department at 772-467-3718 for more information.
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: 02/06/2025

Started On: 01/16/2025 10:18 AM

Special Magistrate Hearing

4. C. 2.

Meeting Date: 02/12/2025
Re: Case# CE2024-62 - 1054 Trinidad Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

Case Number:	CE2024-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	1054 Trinidad Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	December 17, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 1, 2025
Last Inspection Date:	February 11, 2025
REPEAT INFO:	

OWNER:

Owner:	Carlis E Brown 1054 Trinidad Ave Fort Pierce, FL 34982
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VIOLATIONS:

123-37(12) - Landscape maintenance
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:
 - Please cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Please pressure wash or paint where discoloration, deterioration, molding and chipping have occurred throughout the home.
 - 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: Charmaine Kirkland
Final Approval Date: 02/06/2025

Started On: 01/16/2025 10:48 AM

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Special Magistrate Hearing

4. C. 3.

Meeting Date: 02/12/2025

Re: Case# CE-2025-3 - 1218 Wyoming Ave

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

Information

SUBJECT:

Case Number:	CE-2025-3	Investigating Officer:	Charmaine Kirkland
Violation Location:	1218 Wyoming Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	December 21, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method:	Certified Mail
Posting Date:	Green card received
Last Inspection Date:	February 11, 2025
REPEAT INFO:	

OWNER:

Owner:	Maria T Quiroz Rodriguez 1218 Wyoming Ave Fort Pierce, FL 34982-3642
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VIOLATIONS:

IPMC 702.4 - Emergency escape opening

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 boards from all windows throughout the 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: Charmaine Kirkland
Final Approval Date: 02/06/2025

Started On: 01/17/2025 11:46 AM

Special Magistrate Hearing**4. C. 4.****Meeting Date:** 02/12/2025**Re:** Case# CE-2025-4 - 1220 Wyoming Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-4	Investigating Officer:	Charmaine Kirkland
Violation Location:	1220 Wyoming Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	December 21, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 1, 2025
Last Inspection Date:	February 11, 2025
REPEAT INFO:	

OWNER:

Owner:	John A Schwerer PO Box 14980 Fort Pierce, FL 34979-0000
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VIOLATIONS:

Violation: 24-19(14) - Parking on other than pavement

Violation: 24-19(6)(c) - 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:
 - Please refrain from parking all vehicles in the front yard.
 - Please remove all building and construction materials or parts from the property.
 - 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

Started On: 01/22/2025 12:32 PM

Final Approval Date: 02/06/2025

Special Magistrate Hearing

4. C. 5.

Meeting Date: 02/12/2025

Re: Case# CE-2024-39 - 2102 S US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-39	2102 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: August 13, 2024	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified Mail / Posted on Property
Posting Date: February 1, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Gabriel & Paul Scavello 101 City Island AVE Bronx, NY 10464	
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VIOLATIONS:

IPMC 302.7 - Accessory Structures

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 19, 2025 to:
 - Repair or replace the wood on the dumpster gate where it is broken and missing.
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: 12/18/2024 08:39 AM

Final Approval Date: 02/05/2025

Special Magistrate Hearing

4. C. 6.

Meeting Date: 02/12/2025

Re: Case# CE-2024-104 - 2903 S US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-104	2903 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: November 7, 2024	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified mail / Posted on Property
Posting Date: February 1, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Landon Holdings 8150 N Central EXPY Ste M1008 Dallas, TX 75206	ADDITIONAL PARTY: Brent Dobbs 4950 N O'Connor RD Ste 100 Irving, TX 75062
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VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveways

IPMC 304.2 - Protective Treatment

IPMC 304.3 - Address Identification

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 March 21, 2025 to
 - Repair the potholes in the parking lot.
 - Paint the peeling areas in the back of the building.
 - Place address numbers to be visible from the street.
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: 12/27/2024 10:57 AM

Final Approval Date: 02/06/2025

Special Magistrate Hearing

4. C. 7.

Meeting Date: 02/12/2025

Re: Case# CE-2024-132 - 1113 Orange Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-132	1113 Orange Ave (240980400030000)	Heather Debevec

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 11, 2025	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified mail
Posting Date: Green card received	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Stately Dolphin LLC 4261 13th ST Wyandotte, MI 48192	ADDITIONAL PARTY: Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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VIOLATIONS:

24-19(6)(c) - Nuisances

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove the posts or replace the sign.
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: 01/03/2025 09:43 AM

Final Approval Date: 02/06/2025

Special Magistrate Hearing

4. C. 8.

Meeting Date: 02/12/2025

Re: Case# CE-2024-128 - 225 S US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-128	225 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Certificate of Use	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 5, 2024	NOV Service Method: Regular mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified Mail
Posting Date: Green card received	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Mr. Showtime Customz 225 S US HIGHWAY 1 FORT PIERCE, FL 34950	ADDITIONAL PARTY: Siomara Ruiz 1597 SW Hutchins ST Port Saint Lucie, FL 34983
--	---

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

1. The violator(s) be given 7 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/06/2025

Started On: 01/03/2025 10:38 AM

Special Magistrate Hearing

4. C. 9.

Meeting Date: 02/12/2025

Re: Case# CE-2024-115 - 1132 Avenue D

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-00115	1132 Avenue D	Isaac Saucedo

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: November 21, 2024	NOV Service Method: Regular Mail
NTA Issued Date: January 21, 2025	NTA Service Method: Certified Mail
Posting Date: Green card received	Last Inspection Date: February 05, 2025

OWNER:

OWNER: Martin L King Jr Comm Comm Inc PO Box 3671 Fort Pierce, FL 34954	
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VIOLATIONS:

117-3(b) - Signs: Maintenance
 123-37(12) - Landscape maintenance
 IPMC 304.13 - Window, Skylight and Door Frames
 IPMC 304.2 - Protective Treatment
 IPMC 304.7 - Roofs and Drainage

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:
 - Replace the damaged opaque blank signs on property.
 - Remove tree growing on the roof of the building.
 - Repair all broken windows located throughout the building. Obtain any necessary permits and comply with all permit conditions.
 - Pressure wash and paint the building where chipping, molding or deterioration has occurred.
 - Properly maintain the overhang located in front of the building to have a neat appearance. Obtain any necessary permits and comply with all permit conditions.
 - 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: Isaac Saucedo
Final Approval Date: 02/06/2025

Started On: 12/31/2024 12:56 PM

Special Magistrate Hearing

4. C. 10.

Meeting Date: 02/12/2025

Re: Case# CE-2024-113 - 915 N 21st St

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-113	915 N 21st St	Isaac Saucedo

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 19, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail
Posting Date:	Green card received
Last Inspection Date:	February 05, 2025
REPEAT INFO:	

OWNER:

Owner:	TRC-SPEC LLC P.O. Box 20007 Oklahoma City, OK 73156
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VIOLATIONS:

IPMC 301.3 - Vacant Structures and land

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:
 - Properly secure the caved in hole in the ground to prevent anyone from falling in.
 - 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: Isaac Saucedo
Final Approval Date: 02/06/2025

Started On: 01/21/2025 03:35 PM

Special Magistrate Hearing**4. C. 11.****Meeting Date:** 02/12/2025**Re:** Case# CE-2024-120 - 2806 Okeechobee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2024-00120	Investigating Officer:	Isaac Saucedo
Violation Location:	2806 Okeechobee Rd		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	December 02, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 01, 2025
Last Inspection Date:	February 05, 2025
REPEAT INFO:	

OWNER:

Owner:	Church of the Nazarene of the New Jerusalem Inc 407 Florida Ave Fort Pierce, FL 34950
Additional Party:	Browning Accounting Group Corp 1991 S Kanner Hwy Stuart, FL 34994

VIOLATIONS:

117-3(b) - Signs: Maintenance
 123-37(12) - Landscape maintenance
 24-19(6)(a) - Outside Storage - trash and rubbish
 24-19(6)(b) - (b) Tires; abandoned or inoperative appliances; mechanical equipment or parts
 26-3(a) - Storage of commodity in vehicle
 IPMC 304.13 - Window, Skylight and Door Frames
 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 or repair the deteriorated advertising frame located in front of the building. Obtain any necessary permits and comply with all permit conditions.
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat and orderly appearance.
 - Remove all wood, buckets, trash, pallets, mattresses, and all other miscellaneous items located throughout the property.
 - Properly remove all tires located throughout the property.
 - Remove all buckets, storage bins, wood, trash, and all other miscellaneous items located on the wooden trailer.
 - Repair all broken windows and garage doors throughout the building. Obtain any necessary permits and comply with all permit conditions.
 - Pressure wash or paint the building where chipping, molding, or deterioration has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Special Magistrate Hearing**4. C. 12.****Meeting Date:** 02/12/2025**Re:** Case# CE-2024-109 - 1230 Avenue B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2024-00109	Investigating Officer:	Isaac Saucedo
Violation Location:	1230 Avenue B		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 08, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 21, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 01, 2025
Last Inspection Date:	February 06, 2025
REPEAT INFO:	

OWNER:

Owner:	Wilnor Delva Marie P Louis 1230 Avenue B Fort Pierce, FL 34950-8839
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VIOLATIONS:

24-19(6)(a) - Outside Storage - Trash and Rubbish
 24-19(6)(b) - Tires; abandoned or inoperative appliances; mechanical equipment or parts
 30-28(c) SW; - Containers
 IPMC 302.7 Accessory Structures
 IPMC 304.2 - Protective Treatment
 IPMC 304.6 - Exterior walls

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 miscellaneous items lying around the yard and place them in an enclosed shed or garage.
 - Remove all accumulation of appliances, including loose parts in the yard.
 - Place garbage containers on the side or back of the house on non-collection days.
 - Remove or repair fence where deterioration has occurred. Obtain any necessary permits and comply with all permit conditions.
 - Pressure wash or paint the home where molding, chipping, or deterioration has occurred.
 - Repair all rotten wood throughout the home. 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: Isaac Saucedo
 Final Approval Date: 02/06/2025

Started On: 01/22/2025 09:48 AM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 02/12/2025

Re: Case# LTCL-2025-4 - 624 N US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-4	624 N US Highway 1 (240371700100007)	Heather Debevec

CASE INFORMATION:

Case Type: Lot Clearing	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 14, 2025	NOV Service Method: Certified and regular mail, posted property
NTA Issued Date: January 14, 2025	NTA Service Method: Certified and regular mail posted property
Posting Date: January 16, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Peter G Angelos Holdings LLC 2400 S Ocean DR Apt 332 Fort Pierce, FL 34949
--

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 7 days 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 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: 01/14/2025 02:48 PM

Final Approval Date: 02/06/2025

Special Magistrate Hearing

4. D. 2.

Meeting Date: 02/12/2025

Re: Case# NOOP-2025-2 - 1046 Tortugas Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-2	1046 Tortugas Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicle	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 08, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: January 14, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: January 14, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Michael and Melissa Whitehurst 1046 Tortugas Ave Fort Pierce, FL 34982	
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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 7 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
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: 02/06/2025

Started On: 01/09/2025 02:14 PM

Special Magistrate Hearing

4. D. 3.

Meeting Date: 02/12/2025
Re: Case# LTCL-2025-1 - 1018 Trinidad Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-1	1018 Trinidad Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Lot Clearing	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 06, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: January 14, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: January 14, 2025	Last Inspection Date: February 10, 2025

OWNER:

OWNER: Elizabeth Daly(TR) 1018 Trinidad Ave Fort Pierce, FL 34982	
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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 7 days 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 being assessed for each day the violation continues.
- The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/06/2025

Started On: 01/09/2025 02:25 PM