

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 2, 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:
PK-2025-19	Jaycee Park	K. Lawrence

2.

Case Number:	NOOP-2025-00049	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

3.

Case Number:	NOOP-2025-00055	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

4.

Case Number:	NOOP-2025-00048	Investigating Officer:	Charmaine Kirkland
Violation Location:	515 S 17th Street		

5.

Case Number:	NOOP-2025-00057	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

6.

Case Number:	NOOP-2025-00051	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

7.

Case Number:	LTCL-2025-37	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	435 N 16th ST		

8.

Case Number:	LTCL-2025-00021	Investigating Officer:	Heather Debevec
Violation Location:	3051 S US Highway 1		

9.

Case Number:	LTCL-2025-00022	Investigating Officer:	Heather Debevec
Violation Location:	242233400020002		

10.

Case Number:	CE-2024-00139	Investigating Officer:	Heather Debevec
Violation Location:	500 E Weatherbee Rd		

11.

Case Number:	CE-2025-12	Investigating Officer:	Heather Debevec
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Violation Location:	1717 S US Highway 1 #9
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12.	Case Number:	LTCL-2025-14	Investigating Officer:	Heather Debevec
	Violation Location:	145 Kings Ln		

13.	Case Number:	NOOP-2025-47	Investigating Officer:	Heather Debevec
	Violation Location:	1175 Binney Dr		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
	PK-2024-163	Jaycee Park	K. Lawrence

B. **PUBLIC HEARINGS - CITATION APPEALS**

1.	CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
	PK-2025-92	600 N Indian River Dr	K. Lawrence

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2024-00117	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2700 S Kings Hwy		

2.	Case Number:	CE-2025-147	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2003 S 30th Street		

3.	Case Number:	CE-2024-123	Investigating Officer:	Heather Debevec
	Violation Location:	217 Avenue A		

4.	Case Number:	CE-2025-9	Investigating Officer:	Heather Debevec
	Violation Location:	1717 S US Highway 1		

5.	Case Number:	CE-2025-5	Investigating Officer:	Heather Debevec
	Violation Location:	722 S US Highway 1		

D. **OTHER CASES**

1.	Case Number:	LTCL-2025-39	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1105 Egret Ave		

2.	Case Number:	LTCL-2025-35	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Frist Blvd (2416-504-0203-000-3)		

3.	Case Number:	LTCL-2025-36	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1600 Lawnwood Cir		

4.	Case Number:	LTCL-2025-38	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	440 N 16th ST		

5.	Case Number:	LTCL-2025-41	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	N 16th ST (2409-511-0006-000-2)		
6.	Case Number:	LTCL-2025-42	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	323 N 14th ST		
7.	Case Number:	LTCL-2025-11	Investigating Officer:	Heather Debevec
	Violation Location:	115 Kings Ln		
8.	Case Number:	LTCL-2025-15	Investigating Officer:	Heather Debevec
	Violation Location:	185 Kings Ln		
9.	Case Number:	LTCL-2025-16	Investigating Officer:	Heather Debevec
	Violation Location:	195 Kings Ln		
10.	Case Number:	LTCL-2025-17	Investigating Officer:	Heather Debevec
	Violation Location:	205 Kings Ln		
11.	Case Number:	LTCL-2025-18	Investigating Officer:	Heather Debevec
	Violation Location:	215 Kings Ln		
12.	Case Number:	LTCL-2025-00023	Investigating Officer:	Heather Debevec
	Violation Location:	2061 S US Highway 1		
13.	Case Number:	LTCL-2025-20	Investigating Officer:	Heather Debevec
	Violation Location:	TBD 2410-805-00096-000-8		
14.	Case Number:	LTCL-2025-43	Investigating Officer:	Heather Debevec
	Violation Location:	600 S 3rd St		
15.	Case Number:	LTCL-2025-25	Investigating Officer:	Heather Debevec
	Violation Location:	TBD (2410-701-0001-000-4)		
16.	Case Number:	LTCL-2025-26	Investigating Officer:	Heather Debevec
	Violation Location:	US Highway 1 (2410-701-0002-000-1)		
17.	Case Number:	LTCL-2025-00034	Investigating Officer:	Heather Debevec
	Violation Location:	TBD (2410-503-0010-000-2)		
18.	Case Number:	LTCL-2025-00013	Investigating Officer:	Heather Debevec
	Violation Location:	TBD (2410-503-0042-000-5)		

5. **OLD BUSINESS**

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

1.	24-643 CE	3005 Dunbar St	Lillie M Jones (EST)	Charmaine Kirkland
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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: 04/02/2025

Re: Case# PK-2025-19 - Jaycee Park

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
PK-2025-19	Jaycee Park	K. Lawrence

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	January 12, 2025
NTA Issue Date:	February 26, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Anthony Lewis Solino
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20020PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Inbox

Stop has been removed
Form Started By: Katherine Calderon

Reviewed By

Katherine Calderon

Date

03/26/2025 04:11 PM
Started On: 02/25/2025 11:54 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-49 - 1206 Orange Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00049	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 12, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Edson Delicieux 2114 N 43rd St Fort Pierce, FL 34946
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to register and repair or remove all non-operable vehicles throughout the property.
\$100.00 per day

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/13/2025 08:50 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-55 - 1206 Orange Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00055	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 12, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Edson Delicieux 2114 N 43rd Street Fort Pierce, FL 34946
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove or provide valid proof of registration
\$100.00 per day

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/13/2025 08:51 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-48 - 515 S 17th Street

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

Information

SUBJECT:

Case Number:	NOOP-2025-00048	Investigating Officer:	Charmaine Kirkland
Violation Location:	515 S 17th Street		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 14, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 14, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	SAKS1 LLC 3341 SW Crestview Rd Port St Lucie, FL 34953
Additional Party:	Ilfant Regis 2502 Avenue F Apt D Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

10 days to repair and register or remove all non-operable vehicles
\$100.00

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/13/2025 01:09 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-57 - 1206 Orange Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00057	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 12, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Edson Delicieux 2114 N 43rd Street Fort Pierce, FL 34946
Additional Party:	Rafael Elia Carbonell 13718 Beauregard PL Orlando, FL 32837

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove or provide valid proof of registration
\$100.00 per day

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/13/2025 08:54 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-51- 1206 Orange Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00051	Investigating Officer:	Charmaine Kirkland
Violation Location:	1206 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 12, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Edson Delicieux 2114 N 43rd Street Fort Pierce, FL 34946
Additional Party:	Claudy Senatus 509 N 23rd street Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove or provide valid proof of registration
\$100.00

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/13/2025 08:57 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 04/02/2025

Re: Case# LTCL-2025-37 - 435 N 16th ST

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

Information

SUBJECT:

Case Number:	LTCL-2025-37	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	435 N 16th ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Frank Wallace Jr Octavia Y Wallace Michael Wallace 435 N 16th ST Fort Pierce, FL 34950
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisances - Landscaping requirement 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.
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. 8.

Meeting Date: 04/02/2025

Re: Case # LTCL-2025-00021 - 3051 S US Highway 1

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

Information

SUBJECT:

Case Number:	LTCL-2025-00021	Investigating Officer:	Heather Debevec
Violation Location:	3051 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	PI Land Holdings LLC 7150 Philips HWY Jacksonville, FL 32256
Additional Party:	Kolleen Cobb O.P. 2855 Le Jeune RD 4TH FLOOR Coral Gables, FL 33134

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: landscape less then 3 acres

RECOMMENDATION:

10 days to have the lot mowed with traash and debris removed or \$100 per day and the City can bid it out

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 09:30 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 04/02/2025

Re: Case # LTCL-2025-00022 - 242233400020002

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

Information

SUBJECT:

Case Number:	LTCL-2025-00022	Investigating Officer:	Heather Debevec
Violation Location:	242233400020002		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Philips HWY Jacksonville, FL 32256
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape less then 3 acres

RECOMMENDATION:

10 days to mow, trim up trees along the tracks, remove all trash and debris or \$100 per day and the City can bid it out.

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 11:22 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 04/02/2025

Re: Case# CE-2024-139 - 500 E Weatherbee Rd

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

Information

SUBJECT:

Case Number:	CE-2024-00139	Investigating Officer:	Heather Debevec
Violation Location:	500 E Weatherbee Rd		

CASE INFORMATION:

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

OWNER:

Owner:	Midway REH LLC 722 Dulaney Valley RD Towson, MD 21204
Additional Party:	Midfield Management LLC 2401 S 25th ST office Fort Pierce, FL 34981

VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveways

RECOMMENDATION:

10 days to repair the walkways to alleviate trip hazards from uneven pavers or \$250 per day.

Form Review

Form Started By: Heather Debevec

Started On: 02/19/2025 04:38 PM

Special Magistrate Hearing**3. B. 11.****Meeting Date:** 04/02/2025**Re:** Case# CE-2025-12 - 1717 S US Highway 1 #9**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-12	Investigating Officer:	Heather Debevec
Violation Location:	1717 S US Highway 1 #9		

CASE INFORMATION:

Case Type:	Certificate of Use - CONTINUED
NOV Issue Date:	January 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 20, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 26, 2025
Last Inspection Date:	March 10, 2025

OWNER:

Violator:	Fruteria Leon 1717 S US HIGHWAY 1 9 FORT PIERCE, FL 34950
Additional Party:	Salvador Leon 1023 TORTUGAS AVE FORT PIERCE, FL 34982

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 30 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

Started On: 02/06/2025 02:15 PM

Final Approval Date: 03/18/2025

Special Magistrate Hearing**3. B. 12.****Meeting Date:** 04/02/2025**Re:** Case# LTCL-2025-14 - 145 Kings Ln**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-14	Investigating Officer:	Heather Debevec
Violation Location:	145 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803
Additional Party:	Reiner Richter 3670 Maguire Blvd 220 Orlando, FL 32803

VIOLATIONS:

24-29(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/19/2025 10:50 AM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

3. B. 13.

Meeting Date: 04/02/2025

Re: Case# NOOP-2025-47 - 1175 Binney Dr

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

Information

SUBJECT:

Case Number:	NOOP-2025-47	Investigating Officer:	Heather Debevec
Violation Location:	1175 Binney Dr		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	March 6, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 6, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 6, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	James Nole 1501 Thumb Point DR Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove the vehicle or the City will have it towed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/26/2025

Started On: 03/06/2025 10:10 AM

Special Magistrate Hearing

4. A. 1.

Meeting Date: 04/02/2025

Re: Case# PK-2024-163 - Jaycee Park

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
PK-2024-163	Jaycee Park	K. Lawrence

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	November 11, 2024
NTA Issue Date:	February 25, 2025
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	March 20, 2025

OWNER:

Owner:	Eric Andrew Wojcieszak
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20010PK	34-31(E) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/28/2025

Started On: 02/25/2025 10:07 AM

Special Magistrate Hearing

4. B. 1.

Meeting Date: 04/02/2025

Re: Case# PK-2025-92 - 600 N Indian River Dr

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
PK-2025-92	600 N Indian River Dr	K. Lawrence

CASE INFORMATION:

Case Type:	Parking Citation Dispute
Citation Issue Date:	February 8, 2025
NTA Issue Date:	March 18, 2025
NTA Service Method	Regular Mail and Provided in Person

OWNER:

Owner:	John Edward Quebbeman
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20023PK	28-33(B) Overnight Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Katherine Calderon

Started On: 02/25/2025 11:54 AM

Final Approval Date: 03/19/2025

Special Magistrate Hearing

4. C. 1.

Meeting Date: 04/02/2025**Re:** Case# CE-2024-00117 - 2700 S Kings Hwy**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2024-00117	Investigating Officer:	Charmaine Kirkland
Violation Location:	2700 S Kings Hwy		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	November 21, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 13, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	April 1, 2025
REPEAT INFO:	

OWNER:

Owner:	AATCFT LLC 3206 Chapel Hill Blvd Boynton Beach, FL 33435
Additional Party:	EASTHAM LAW OFFICES, PA 138 W. Palmetto Park Rd Boca Raton, FL 33432

VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveways

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:
 - Repair roads from potholes and deterioration throughout 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 \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 02/05/2025 11:42 AM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. C. 2.****Meeting Date:** 04/02/2025**Re:** Case # CE-2025-147 - 2003 S 30th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-147	Investigating Officer:	Charmaine Kirkland
Violation Location:	2003 S 30th Street		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	March 04, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 13, 2025
NTA Service Method:	Certified Mail
Posting Date:	Green card received
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Roselyn Holdings LLC 507 S 33rd Street Fort Pierce, FL 34947
Additional Party:	

VIOLATIONS:

123-64(A) - Trees: Removal without a permit

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 \$5,000.00. (One (1) Live Oak Tree of 48" DBH x \$250.00 = \$12,000.00) The money from the fine is requested to go to the City Tree Fund.
2. Failure to pay such a fine within 30 days will result in a lien being placed against the property.

Form ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 03/28/2025

Started On: 03/05/2025 08:32 AM

Special Magistrate Hearing

4. C. 3.

Meeting Date: 04/02/2025

Re: Case# CE-2024-123 - 217 Avenue A

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

Information

SUBJECT:

Case Number:	CE-2024-123	Investigating Officer:	Heather Debevec
Violation Location:	217 Avenue A		

CASE INFORMATION:

Case Type:	Certificate of Use
NOV Issue Date:	December 4, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 13, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Beach Bowls Fort Pierce LLC 217 AVENUE A FORT PIERCE, FL 34950
Additional Party:	

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 10 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

Started On: 02/19/2025 04:11 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. C. 4.

Meeting Date: 04/02/2025

Re: Case# CE-2025-9 - 1717 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-9	Investigating Officer:	Heather Debevec
Violation Location:	1717 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 13, 2025
NTA Service Method:	Certified mail
Posting Date:	March 20, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	BAMBOO PALMS LLC 3609 S INDIAN RIVER DR FT PIERCE, FL 34982
Additional Party:	Bamboo Palms LLC C/O O Connor Law Firm 2240 Belleair RD Suite 115 Clearwater, FL 33764

VIOLATIONS:

117-3(b)(5) - Signs: 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 20 days to:
 - Repair or replace the broken, missing, and faded signs.
 - Paint the curbing and the base of the sign poles.
 - 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
Final Approval Date: 03/26/2025

Started On: 02/24/2025 04:03 PM

Special Magistrate Hearing

4. C. 5.

Meeting Date: 04/02/2025

Re: Case# CE-2025-5 - 722 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-5	Investigating Officer:	Heather Debevec
Violation Location:	722 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 20, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 10, 2025

OWNER:

Owner:	Bismilla Investments Group 2 LLC 3315 Fairfield LN Weston, FL 33331
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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 10 days to:
 - Repair or replace the ripped awning.
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: 03/14/2025

Started On: 02/07/2025 02:11 PM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 04/02/2025

Re: Case # LTCL-2025-39 - 1105 Egret Ave

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

Information

SUBJECT:

Case Number:	LTCL-2025-39	Investigating Officer:	Charmaine Kirkland
Violation Location:	1105 Egret Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 06, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 06, 2025
Last Inspection Date:	April 01, 2025
REPEAT INFO:	

OWNER:

Owner:	Abdul Ghaffar Bhadelia PO Box 290007 Tampa, FL 33687-0007
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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.
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: 03/06/2025 12:40 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. D. 2.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-35 - Frist Blvd (2416-504-0203-000-3)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-35	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Frist Blvd (2416-504-0203-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	HCA HCA c/o Ducharme & McMillen & Associates PO Box 80610 Indianapolis, IN 46280
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances - Landscaping 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 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 100 feet back from all roadways and developed parcels
 - 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.

Started On: 03/12/2025 01:45 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. D. 3.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-36 - 1600 Lawnwood Cir**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-36	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1600 Lawnwood Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Aovida Investments LLC 950 Peninsula Corporate Cir STE 1020 Boca Raton, FL 33487-1385
Additional Party:	

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.
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 ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 03/26/2025

Started On: 03/12/2025 02:23 PM

Special Magistrate Hearing

4. D. 4.

Meeting Date: 04/02/2025

Re: Case # LTCL-2025-38 - 440 N 16th ST

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

Information

SUBJECT:

Case Number:	LTCL-2025-38	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	440 N 16th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Emory Travis c/o Robin Chavis 1230 Avenue I Fort Pierce FL 34950-2240
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisance - 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.
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: 03/26/2025

Started On: 03/12/2025 03:04 PM

Special Magistrate Hearing**4. D. 5.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-41 - N 16th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-41	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 16th ST (2409-511-0006-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	311 N 16 TH ST 6155 47th ST Vero Beach, FL 32967-6163
Additional Party:	

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.
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 ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 03/26/2025

Started On: 03/12/2025 03:20 PM

Special Magistrate Hearing

4. D. 6.

Meeting Date: 04/02/2025

Re: Case# LTCL-2025-42 - 323 N 14th ST

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

Information

SUBJECT:

Case Number:	LTCL-2025-42	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	323 N 14th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 13, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Errol Stewart 322 N 15th ST Fort Pierce, FL 34950-6823
Additional Party:	

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.
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: 03/26/2025

Started On: 03/12/2025 04:50 PM

Special Magistrate Hearing

4. D. 7.

Meeting Date: 04/02/2025**Re:** Case# LTCL-2025-11 - 115 Kings Ln**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-11	Investigating Officer:	Heather Debevec
Violation Location:	115 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803
Additional Party:	Rainer Richter 3670 Maguire Blvd 220 Orlando, FL 32803

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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
 - Fence line must be cleaned off
 - 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 ReviewForm Started By: Heather Debevec
Final Approval Date: 03/26/2025

Started On: 02/18/2025 04:16 PM

Special Magistrate Hearing

4. D. 8.

Meeting Date: 04/02/2025

Re: Case# LTCL-2025-15 - 185 Kings Ln

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

Information

SUBJECT:

Case Number:	LTCL-2025-15	Investigating Officer:	Heather Debevec
Violation Location:	185 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803
Additional Party:	Rainer Richter 3670 Maguire BLVD 220 Orlando, FL 32803

VIOLATIONS:

24-19-(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/19/2025 11:08 AM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. D. 9.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-16 - 195 Kings Ln**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-16	Investigating Officer:	Heather Debevec
Violation Location:	195 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803-3012
Additional Party:	Rainer Richter 3670 Maguire BLVD 220 Orlando, FL 32803

VIOLATIONS:

24-19(11)(a)(b)- Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/19/2025 11:21 AM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. D. 10.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-17 - 205 Kings Ln**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-17	Investigating Officer:	Heather Debevec
Violation Location:	205 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803
Additional Party:	Rainer Richter 3670 Maguire BLVD 220 Orlando, FL 32803

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape less 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/19/2025 11:54 AM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. D. 11.

Meeting Date: 04/02/2025

Re: Case# LTCL-2025-18 - 215 Kings Ln

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

Information

SUBJECT:

Case Number:	LTCL-2025-18	Investigating Officer:	Heather Debevec
Violation Location:	215 Kings Ln		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Kings Landing Ft Pierce LLC 3670 Maguire BLVD Ste 210 Orlando, FL 32803
Additional Party:	Rainer Richter 3670 Maguire BLVD 220 Orlando, FL 32803

VIOLATIONS:

24-19(11)(a)(b) - nuisance: landscape less 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 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
 - Clean around the fence lines
 - 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: Heather Debevec
Final Approval Date: 03/26/2025

Started On: 02/19/2025 12:05 PM

Special Magistrate Hearing

4. D. 12.

Meeting Date: 04/02/2025

Re: Case# LTCL-2025-23 - 2061 S US Highway 1

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

Information

SUBJECT:

Case Number:	LTCL-2025-00023	Investigating Officer:	Heather Debevec
Violation Location:	2061 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 27, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	Levyco LLC 3641 N 52nd AVE Hollywood, FL 33021
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape less then 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/26/2025

Started On: 02/21/2025 11:47 AM

Special Magistrate Hearing**4. D. 13.****Meeting Date:** 04/02/2025**Re:** Case# LTCL-2025-20 - TBD 2410-805-00096-000-8**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-20	Investigating Officer:	Heather Debevec
Violation Location:	TBD 2410-805-00096-000-8		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 27, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Phillips Hwy Jacksonville, FL 32256
Additional Party:	C T Corporation System 1200 S Pine Island Rd Plantation, FL 33324

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 03:32 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. D. 14.

Meeting Date: 04/02/2025**Re:** Case# LTCL-2025-43 - 600 S 3rd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-43	Investigating Officer:	Heather Debevec
Violation Location:	600 S 3rd St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 7, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 7, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 7, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Philips HWY Jacksonville, FL 32256
Additional Party:	C T Corporation System 1200 S Pine Island Rd Plantation, FL 33324

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 04:08 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing**4. D. 15.****Meeting Date:** 04/02/2025**Re:** Case # LTCL-2025-25 - TBD (2410-701-0001-000-4)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-25	Investigating Officer:	Heather Debevec
Violation Location:	TBD (2410-701-0001-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 27, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Phillips Hwy Jacksonville, FL 32256
Additional Party:	C T Corporation System 1200 S Pine Island Rd Plantation, FL 33324

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 04:22 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. D. 16.

Meeting Date: 04/02/2025**Re:** Case # LTCL-2025-26 - US Highway 1 (2410-701-0002-000-1)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-26	Investigating Officer:	Heather Debevec
Violation Location:	US Highway 1 (2410-701-0002-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Philips HWY Jacksonville, FL 32256
Additional Party:	CT Corporation System 1200 S Pine Island RD Plantation, FL 33324

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/21/2025 04:34 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. D. 17.

Meeting Date: 04/02/2025**Re:** Case# LTCL-2025-34 - TBD (2410-503-0010-000-2)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-00034	Investigating Officer:	Heather Debevec
Violation Location:	TBD (2410-503-0010-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 24, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 27, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	FEC RR 7150 Philips HWY Jacksonville, FL 32256
Additional Party:	CT Corporation System 1200 S Pine Island Rd Plantation, FL 33324

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/24/2025 01:59 PM

Final Approval Date: 03/26/2025

Special Magistrate Hearing

4. D. 18.

Meeting Date: 04/02/2025**Re:** Case# LTCL-2025-13 - TBD (2410-503-0042-000-5)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-00013	Investigating Officer:	Heather Debevec
Violation Location:	TBD (2410-503-0042-000-5)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 31, 2025
REPEAT INFO:	

OWNER:

Owner:	102 Avenue A Holdings LLC 175 SW 7th ST Ste 2410 Miami, FL 33132
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape under 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 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.
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 ReviewForm Started By: Heather Debevec
Final Approval Date: 03/26/2025

Started On: 02/19/2025 09:59 AM

Special Magistrate Hearing

5. A. 1.

Meeting Date: 04/02/2025

Information

SUBJECT:

24-643 CE	3005 Dunbar St	Lillie M Jones (EST)	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 07, 2024	Type of Presentation:	Massey
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PARTIES:

VIOLATOR: Lillie M Jones (EST) 3005 Dunbar St Fort Pierce, FL 34947-2655

VIOLATIONS:

IPMC 304.7 Roofs and Drainage
 IPMC 304.2 Protective Treatment
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/CASE FOLLOW-UP:

June 26, 2024 - Special Magistrate Pelletier found the violations exist and granted the violator 60 days to comply or be fined \$250.00 daily.
 August 29, 2024 - Affidavit of Non-compliance issued.
 September 19, 2024 - Massey letter sent to the owner.
 October 14, 2024 - Massey request received.
 Balance as of 11/13/2024: \$19,020.00 (temporarily stop on 11-19-24)

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: None
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined

Attachments

Property Card
 Massey Request

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 03/11/2025

Started On: 09/18/2024 10:52 AM

Property Identification

Site Address: 3005 DUNBAR ST
 Parcel ID: 2408-504-0025-000-6
 Account #: 20303
 Sec/Town/Range: 08/35S/40E
 Use Type: 0100
 Jurisdiction: Fort Pierce
 Map ID: 24/08N
 Zoning: Medium Den

Ownership

Lillie M Jones (EST)
 3005 Dunbar St
 Fort Pierce, FL 34947-2655

Legal Description

BUNCHE PARK BLK 2 LOT 3

Current Values

Just/Market: \$126,100
 Assessed: \$28,381
 Exemptions: \$28,381
 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$126,100	\$28,381	\$28,381	\$0
2023	\$113,600	\$27,555	\$27,555	\$0
2022	\$91,600	\$26,753	\$25,500	\$1,253

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-01-1900					\$0

Primary Building Information

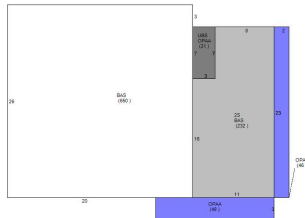
Finished Area of this building: 1,135 SF
 Gross Sketched Area: 1,250 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: SFAV
Year Built: 1955	Frame:	Grade: SFAV-Fair	Effective Year: 1976
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,135
Gross Sketched Area (SF):	1,250
Land Size (acres):	0.13
Land Size (SF):	5,775
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1955
CHAINLINK 4'	1	160	1995

10-7-2025 3005 Dunbar St

0001891

IN reference of the Estate of Lillie Jones
I would like to contest the fine. In poor
And none of the others, my Brother and sister
are willing to help in anyway. \$250.00 delay is
excessive for me to pay, I'm almost 70 years old
and disabled and sickly, and only get a 1100.00 month
social security check as income. I'm going to pay
for the repairs to the house by myself, and
would have had it done but I was struck
with two separate lengthy illnesses. I
don't mind paying a fine but please be
more reasonable. There's no will and it has not been
through probate.

THANK YOU

(772-577-0309)

LORENZO

L.J.

Estate of
Lillie Jones