

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 9, 2025 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.

Case Number:	NOOP-2025-00046	Investigating Officer:	Heather Debevec
Violation Location:	2608 S US Highway 1		

2.

Case Number:	PK-2025-00026	Investigating Officer:	Heather Debevec
Violation Location:	400 blk S Market Ave		

3.

Case Number:	CE-2025-00091	Investigating Officer:	Heather Debevec
Violation Location:	2601 S US Highway 1		

4.

Case Number:	LTCL-2025-40	Investigating Officer:	Heather Debevec
Violation Location:	1711 N US Highway 1		

5.

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

6.

Case Number:	CE-2025-23	Investigating Officer:	Heather Debevec
Violation Location:	511 Texas Ct		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.

Case Number:	PK-2025-25	Investigating Officer:	Heather Debevec
Violation Location:	400 Blk S Market Ave		

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.

Case Number:	CE-2025-35	Investigating Officer:	Heather Debevec
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Violation Location:	2840 S US Highway 1
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2.	Case Number:	CE-2025-93	Investigating Officer:	Heather Debevec
	Violation Location:	2601 S US Highway 1		

3.	Case Number:	CE-2025-157	Investigating Officer:	Heather Debevec
	Violation Location:	1699 N US Highway 1		

4.	Case Number:	CE-2025-102	Investigating Officer:	Heather Debevec
	Violation Location:	1301 S US Highway 1		

5.	Case Number:	CE-2025-20	Investigating Officer:	Heather Debevec
	Violation Location:	1230 Easter Ave		

6.	Case Number:	CE-2025-22	Investigating Officer:	Heather Debevec
	Violation Location:	1226 Easter Ave		

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

D. **OTHER CASES**

1.	Case Number:	LTCL-2025-44	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1860 Lawnwood Cir		

2.	Case Number:	LTCL-2025-45	Investigating Officer:	Manuel Fernandez
	Violation Location:	1801 Nebraska Ave		

3.	Case Number:	LTCL-2025-46	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Nebraska Ave (2416-504-0200-010-5)		

4.	Case Number:	LTCL-2025-48	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1732 S 17th Cir AKA 1732 N 17th ST		

5.	Case Number:	LTCL-2025-47	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1700 S 23rd ST		

6.	Case Number:	LTCL-2025-57	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	719 Georgia Ave		

7.	Case Number:	LTCL-2025-58	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	717 Georgia Ave		

8.	Case Number:	LTCL-2025-59	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	S 8th ST (2415-601-0011-010-8)		

5. **OLD BUSINESS**

1.	Case No:	Violation Location (Address PID #)	Investigating Officer
	CE - 2024-0051	408 Farmer's Market Rd Unit 6	Heather Debevec

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: 04/09/2025

Re: Case# NOOP-2025-46 - 2608 S US Highway 1

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

Information

SUBJECT:

Case Number:	NOOP-2025-00046	Investigating Officer:	Heather Debevec
Violation Location:	2608 S US Highway 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - PULLED BY STAFF
NOV Issue Date:	February 25, 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:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	BOGUE HILL PROPERTIES LLC 2608 S US HIGHWAY 1 Fort Pierce, FL 34982
Additional Party:	MAHA MCINTOSH 501 SW 27TH AVE FORT LAUDERDALE, FL 33312

VIOLATIONS:

24-19-(15)(c) - Nuisance: Non-operative vehicle

RECOMMENDATION:

10 days to remove the vehicle or the City can have the vehicle towed.

Form Review

Form Started By: Heather Debevec

Started On: 02/25/2025 12:46 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 04/09/2025

Re: Case # PK-2025-00026 - 400 blk S Market Ave

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

Information

SUBJECT:

Case Number:	PK-2025-00026	Investigating Officer:	Heather Debevec
Violation Location:	400 blk S Market Ave		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 3, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Exate Eugene
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15419PK	34-31(L) Parked on Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

14 days to pay \$78.00 or citation will be transferred to the St Lucie County Court system where additional fees maybe accessed.

Form Review

Form Started By: Heather Debevec

Started On: 03/07/2025 12:32 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 04/09/2025

Re: Case # CE-2025-00091 - 2601 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-00091	Investigating Officer:	Heather Debevec
Violation Location:	2601 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	February 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	March 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Shiv Pooja Hospitality LLC 2601 S US HIGHWAY 1 FORT PIERCE, FL 34982
Additional Party:	

VIOLATIONS:

IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

5 days to open or remove the shutters or \$250 per day.

Form Review

Form Started By: Heather Debevec

Started On: 03/05/2025 04:23 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 04/09/2025

Re: Case# LTCL- 2025-40 - 1711 N US Highway 1

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

Information

SUBJECT:

Case Number:	LTCL-2025-40	Investigating Officer:	Heather Debevec
Violation Location:	1711 N US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 7, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 10, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 11, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Lloyd Bell Jr Revocable Trust of 2011 1008 Highway 98 E Box B Destin, FL 32541
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscape for less than 3 acres

RECOMMENDATION:

10 days to comply or \$100 per day and the City can bid the property out.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/01/2025

Started On: 03/07/2025 01:49 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 04/09/2025

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 - COMPLIED
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: 03/11/2025

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

Special Magistrate Hearing

3. B. 6.

Meeting Date: 04/09/2025

Re: Case # CE-2025-23 - 511 Texas Ct

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

Information

SUBJECT:

Case Number:	CE-2025-23	Investigating Officer:	Heather Debevec
Violation Location:	511 Texas Ct		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Kevin S Dager Andrea V Louwerens - Dager 761 Westwind DR North Palm Beach, FL 33408
Additional Party:	

VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveways
IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair the driveway.
 - Clean or paint the north wall.
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: 03/07/2025 04:38 PM

Final Approval Date: 04/01/2025

Special Magistrate Hearing

4. A. 1.

Meeting Date: 04/09/2025

Re: Case # PK-2025-25 - 400 Blk S Market Ave

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

Information

SUBJECT:

Case Number:	PK-2025-25	Investigating Officer:	Heather Debevec
Violation Location:	400 Blk S Market Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 3, 2025
NTA Issue Date:	March 19, 2025
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	March 28, 2025
REPEAT INFO:	

OWNER:

Owner:	Milton Carl Vaughn Jr
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15418PK	34-31(L) Parked on Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/01/2025

Started On: 03/07/2025 12:43 PM

Special Magistrate Hearing**4. C. 1.****Meeting Date:** 04/09/2025**Re:** Case# CE-2025-35 - 2840 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-35	Investigating Officer:	Heather Debevec
Violation Location:	2840 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	January 17, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	Green card received
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Liquor World II 2840 S US HIGHWAY 1 FORT PIERCE, FL 34982
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: 03/04/2025 01:09 PM

Final Approval Date: 04/01/2025

Special Magistrate Hearing**4. C. 2.****Meeting Date:** 04/09/2025**Re:** Case# CE-2025-93 - 2601 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-93	Investigating Officer:	Heather Debevec
Violation Location:	2601 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	February 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Roadway Inn 2601 S US HIGHWAY 1 FORT PIERCE, FL 34982
Additional Party:	Shiv Pooja Hospitality LLC 2601 S US HIGHWAY 1 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 15 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: 03/07/2025 12:23 PM

Final Approval Date: 04/01/2025

Special Magistrate Hearing**4. C. 3.****Meeting Date:** 04/09/2025**Re:** Case # CE-2025-157 - 1699 N US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-157	Investigating Officer:	Heather Debevec
Violation Location:	1699 N US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	December 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	LDM Fort Pierce LLC 16W020 79th ST Burr Ridge, IL 60527
Additional Party:	Sandra Dodevski 520 SE 5th AVE Unit 2512 Fort Lauderdale, FL 33301

VIOLATIONS:

117-3(b) - Signs: Maintenance
 IPMC 302.3 - Sidewalks & Driveways
 IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair or replace the damaged signs.
 - Fill in the potholes.
 - Paint the perimeter walls, the north side of the building, and the front fascia.
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: 04/01/2025

Started On: 03/07/2025 01:21 PM

Special Magistrate Hearing**4. C. 4.****Meeting Date:** 04/09/2025**Re:** Case# CE-2025-102 - 1301 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-102	Investigating Officer:	Heather Debevec
Violation Location:	1301 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green card received
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Pueblo Viejo II LLC 1301 S US Highway 1 Fort Pierce, FL 34950
Additional Party:	Luis Rodriguez 3171 SW Collings DR Port Saint Lucie, FL 34953

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: 03/07/2025 02:37 PM

Final Approval Date: 04/01/2025

Special Magistrate Hearing

4. C. 5.

Meeting Date: 04/09/2025

Re: Case# CE-2025-20 - 1230 Easter Ave

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

Information

SUBJECT:

Case Number:	CE-2025-20	Investigating Officer:	Heather Debevec
Violation Location:	1230 Easter Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Jose DeLeon 1230 Easter AVE Fort Pierce, FL 34950
Additional Party:	

VIOLATIONS:

30-28(c) - SW: Containers
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:
 - Obtain a permit to repair the driveway.
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: 04/01/2025

Started On: 03/07/2025 04:04 PM

Special Magistrate Hearing**4. C. 6.****Meeting Date:** 04/09/2025**Re:** Case # CE-2025-22 - 1226 Easter Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-22	Investigating Officer:	Heather Debevec
Violation Location:	1226 Easter Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 19, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	Green card received
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	EquiFirst Properties LLC 801 Northpoint PKWY Suite 141 West Palm Beach, FL 33407
Additional Party:	Carey Law Group, PA 1801 Indian RD Suite 103 West Palm Beach, FL 33499

VIOLATIONS:

123-37(12) - Landscape maintenance
 125-322(c)(1) - Fences: Height restrictions
 24-19(6)(a) - Nuisances: Outside Storage
 IPMC 302.3 - Sidewalks & Driveways
 IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Clean off the fence lines.
 - Trim hedges to 4 feet tall.
 - Remove outside storage.
 - Repair the driveway.
 - Paint the discolored wall.
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: 04/01/2025

Started On: 03/07/2025 04:22 PM

Special Magistrate Hearing**4. C. 7.****Meeting Date:** 04/09/2025**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
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: 03/26/2025

Special Magistrate Hearing

4. D. 1.

Meeting Date: 04/09/2025

Re: Case# LTCL-2025-44 - 1860 Lawnwood Cir

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

Information

SUBJECT:

Case Number:	LTCL-2025-44	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1860 Lawnwood Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Lawnwood Medical Center Inc HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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.
 - 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 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: Manuel Fernandez, Jr.
Final Approval Date: 04/01/2025

Started On: 03/19/2025 04:49 PM

Special Magistrate Hearing

4. D. 2.

Meeting Date: 04/09/2025

Re: Case# LTCL-2025-45 - 1801 Nebraska Ave

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

Information

SUBJECT:

Case Number:	LTCL-2025-45	Investigating Officer:	Manuel Fernandez
Violation Location:	1801 Nebraska Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Mayfair Fort Pierce LLC 3001 W Hallandale Beach Blvd Ste 300 Hallandale, FL 33009-5158
Additional Party:	Sam Jazayri 3001 W. Hallandale Beach Blvd Suite 300 Pembroke Park, FL 33009

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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.
 - Clean off the fence-lines 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 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: Manuel Fernandez, Jr.

Started On: 03/20/2025 08:34 AM

Final Approval Date: 04/01/2025

Special Magistrate Hearing**4. D. 3.****Meeting Date:** 04/09/2025**Re:** Case# LTCL-2025-46 - Nebraska Ave (2416-504-0200-010-5)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-46	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Nebraska Ave (2416-504-0200-010-5)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Lawnwood Condominium Assn Inc 2215 Nebraska Ave Ste 2-1 Fort Pierce, FL 34950-4864
Additional Party:	Paul Schneider 150 South University Drive Suite A Plantation, FL 33324

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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.
 - 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 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 be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 03/20/2025 09:01 AM

Final Approval Date: 04/01/2025

Special Magistrate Hearing**4. D. 4.****Meeting Date:** 04/09/2025**Re:** Case# LTCL-2025-48 - 1732 S 17th Cir AKA 1732 N 17th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-48	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1732 S 17th Cir AKA 1732 N 17th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Housing Auth City Of Ft Pierce 511 Orange Ave Fort Pierce, FL 34950-4278
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisances - Landscaping requirements for less than 3 acres 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.
 - 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 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 ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/01/2025

Started On: 03/20/2025 09:40 AM

Special Magistrate Hearing**4. D. 5.****Meeting Date:** 04/09/2025**Re:** Case # LTCL-2025-47 - 1700 S 23rd ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-47	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1700 S 23rd ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	Lawnwood Medical Center Inc HCA c/o DuCharme McMillen & Associates PO Box 80610 Indianapolis, IN 46280-0610
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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.
 - 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 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: Manuel Fernandez, Jr.

Started On: 03/20/2025 09:26 AM

Final Approval Date: 04/01/2025

Special Magistrate Hearing

4. D. 6.

Meeting Date: 04/09/2025

Re: Case# LTCL-2025-57 - 719 Georgia Ave

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

Information

SUBJECT:

Case Number:	LTCL-2025-57	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	719 Georgia Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	719 Georgia Ave LLC 8014 Flagler CT West Palm Beach, FL 33405-5014
Additional Party:	Hurd, Horvath & Ross, P.A. 8295 N. Military Trail Suite A Palm Beach Gardens, FL 33410

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.
 - Remove the dead tree, fallen tree limbs, 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 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

Special Magistrate Hearing

4. D. 7.

Meeting Date: 04/09/2025**Re:** Case# LTCL-2025-58 - 717 Georgia Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-58	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	717 Georgia Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	719 Georgia Ave LLC 8014 Flagler CT West Palm Beach, FL 33405-5014
Additional Party:	Hurd, Horvath & Ross, P.A. 8295 N. Military Trail Suite A Palm Beach Gardens, FL 33410

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.
 - Remove the fallen tree limbs and 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 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 ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/01/2025

Started On: 03/20/2025 03:10 PM

Special Magistrate Hearing**4. D. 8.****Meeting Date:** 04/09/2025**Re:** Case# LTCL-2025-59 - S 8th ST (2415-601-0011-010-8)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-59	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	S 8th ST (2415-601-0011-010-8)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 24, 2025
Last Inspection Date:	April 7, 2025
REPEAT INFO:	

OWNER:

Owner:	719 Georgia Ave LLC 8014 Flagler CT West Palm Beach, FL 33405-5014
Additional Party:	Hurd, Horvath & Ross, P.A. 8295 N. Military Trail Suite A Palm Beach Gardens, FL 33410

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.
 - 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 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: Manuel Fernandez, Jr.

Started On: 03/20/2025 03:22 PM

Final Approval Date: 04/01/2025

Special Magistrate Hearing

5. 1.

Meeting Date: 04/09/2025

Re: Case# CE2024-51 - 408 Farmer's Market Rd Unit 6

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE - 2024-0051	408 Farmer's Market Rd Unit 6	Heather Debevec

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: August 26, 2024	NOV Service Method: Regular mail
NTA Issued Date: December 18, 2024	NTA Service Method: Certified Mail, Posted on Property
Posting Date: January 3, 2025	Last Inspection Date: January 13, 2025

OWNER:

OWNER: Tamia's Auto Collision Corp 408 Farmers Market RD Unit 6 Fort Pierce, FL 34982	ADDITIONAL PARTY: Tamia's Auto Collision Corp. 11435 SW Village PKWY Apt 204 Port Saint Lucie, FL 34987
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VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

The city requests that the Special Magistrate vacate the Order Determining Violation dated January 24, 2025.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/03/2025

Started On: 12/06/2024 01:49 PM