

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 16, 2025 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

1.

Case Number:	CE-2025 -00119	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

2.

Case Number:	CE-2025-00033	Investigating Officer:	Heather Debevec
Violation Location:	2840 S US Highway 1		

3.

Case Number:	NOOP-2025-00060	Investigating Officer:	Charmaine Kirkland
Violation Location:	900 Florida Ave		

4.

Case Number:	NOOP-2025-61	Investigating Officer:	Charmaine Kirkland
Violation Location:	900 Florida Ave		

5.

Case Number:	LTCL-2025-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	Avenue M (2404-801-0028-000-7)		

6.

Case Number:	CE-2024-141	Investigating Officer:	Heather Debevec
Violation Location:	503 E Weatherbee Rd		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.

Case Number:	CE-2025-25	Investigating Officer:	Heather Debevec
Violation Location:	507 Texas Ct		

2.	Case Number:	CE-2025-27	Investigating Officer:	Heather Debevec
	Violation Location:	1221 Easter Ave		

3.	Case Number:	CE-2025-118	Investigating Officer:	Heather Debevec
	Violation Location:	507 Azalea Ave		

D. **OTHER CASES**

1.	Case No:	Violation Location (Address PID #)	Investigating Officer	
	NOOP-2025-63	617 Texas Ct	Isaac Saucedo	

2.	Case No:	Violation Location (Address PID #)	Investigating Officer	
	LTCL-2025-67	617 Texas Ct	Isaac Saucedo	

3.	Case Number:	NUIS-2025-5	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	610 Texas CT		

4.	Case Number:	LTCL-2025-66	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	610 Texas CT		

5.	Case Number:	NOOP-2025-62	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Avenue M (2404-801-0028-000-7)		

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

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

0.	Case Number:	LTCL-2024-171	Investigating Officer:	Manuel Fernandez
	Violation Location:	1402 S 25th St		

7. **OLD BUSINESS**

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: 04/16/2025

Re: Case# CE-2025-119 - 604 Azalea Ave

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

Information

SUBJECT:

Case Number:	CE-2025 -00119	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - STIPULATED
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

- 125-322(c)(1) - Fences: Height restrictions
- 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
- 26-3(a) - Storage of commodity in vehicle

RECOMMENDATION:

10 days to comply trim bushes to four feet tall at the front of the home, mowing the grass, trim bushes and weeds, remove items in the open trailer to an enclosed area or \$100.00 per day.

Form Review

Form Started By: Heather Debevec

Started On: 03/11/2025 04:25 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 04/16/2025

Re: Case# CE-2025-33 - 2840 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-00033	Investigating Officer:	Heather Debevec
Violation Location:	2840 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Shree Kana II LLC 2840 S US Highway 1 Fort Pierce, FL 34950
Additional Party:	

VIOLATIONS:

- IPMC 302.3 - Sidewalks & Driveways
- IPMC 304.1 - Exterior Structure
- IPMC 304.2 - Protective Treatment
- IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

30 days to repair the pothole in the parking lot, repair the south wall of the building, pressure wash or paint the discoloring areas of the building, open or remove the shutters or \$250.00 per day.

Form Review

Form Started By: Heather Debevec

Started On: 03/11/2025 03:13 PM

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 04/16/2025**Re:** Case# NOOP-2025-60 - 900 Florida Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2025-00060	Investigating Officer:	Charmaine Kirkland
Violation Location:	900 Florida Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	March 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 26, 2025
Last Inspection Date:	April 15, 2025
REPEAT INFO:	

OWNER:

Owner:	Manuel Fuentes 5687 E 4th Ave Hialeah, FL 33013
Additional Party:	John Alexander Cassaro & Rita M Cassaro

VIOLATIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 03:17 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 04/16/2025

Re: Case# NOOP-2025-61 - 900 Florida Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-61	Investigating Officer:	Charmaine Kirkland
Violation Location:	900 Florida Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	March 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 26, 2025
Last Inspection Date:	April 15, 2025
REPEAT INFO:	

OWNER:

Owner:	Manuel Fuentes 5687 E 4th Ave Hialeah, FL 33013
Additional Party:	Rodney Marcelino Pagan Vera

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given until April 23, 2025 to:
 - Per the Notice of Violation,
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: Charmaine Kirkland

Started On: 03/29/2025 03:09 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 04/16/2025

Re: Case # LTCL-2025-62 - Avenue M (2404-801-0028-000-7)

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

Information

SUBJECT:

Case Number:	LTCL-2025-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	Avenue M (2404-801-0028-000-7)		

CASE INFORMATION:

Case Type:	Lot Clearing - PULLED BY STAFF
NOV Issue Date:	March 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 26, 2025
Last Inspection Date:	April 15, 2024
REPEAT INFO:	

OWNER:

Owner:	Samson Williams II Marion Williams Annie Jo Williams (EST) 804 Massengale Cir Copperas Cove, TX 76522
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 fined:

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

Started On: 03/29/2025 02:59 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 04/16/2025

Re: Case # CE-2024-141 - 503 E Weatherbee Rd

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

Information

SUBJECT:

Case Number:	CE-2024-141	Investigating Officer:	Heather Debevec
Violation Location:	503 E Weatherbee Rd		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	December 20, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	March 26, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 4, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Sylvester Taylor / Martha Toombs 503 E Weatherbee RD Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

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:
 - Remove the dead tree.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 03/10/2025 02:18 PM

Final Approval Date: 04/08/2025

Special Magistrate Hearing

4. C. 1.

Meeting Date: 04/16/2025

Re: Case # CE-2025-25 - 507 Texas Ct

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

Information

SUBJECT:

Case Number:	CE-2025-25	Investigating Officer:	Heather Debevec
Violation Location:	507 Texas Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 26, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 4, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	507 Texas Court LLC 10488 NW 3rd PL Coral Springs, FL 33071
Additional Party:	

VIOLATIONS:

- IPMC 302.7 - Accessory Structures
- IPMC 304.1 - Exterior Structure
- 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 fence.
 - Repair the rotting fascia boards.
 - Paint the fence where paint is peeling.
 - 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: 04/08/2025

Started On: 03/11/2025 02:05 PM

Special Magistrate Hearing

4. C. 2.

Meeting Date: 04/16/2025

Re: Case# CE-2025-27 - 1221 Easter Ave

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

Information

SUBJECT:

Case Number:	CE-2025-27	Investigating Officer:	Heather Debevec
Violation Location:	1221 Easter Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 26, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 4, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Roberto Cumerma 1051 Grapefruit RD SE Palm Bay, FL 32909
Additional Party:	

VIOLATIONS:

24-19(6)(a) - Nuisances:Outside Storage - trash and rubbish
 IPMC 304.1 - Exterior Structure
 IPMC 304.2 - Protective Treatment
 IPMC 304.7 - Roofs and Drainage

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Bring in the loose items from the yard.
 - Repair and replace the siding on the home.
 - Paint where it is peeling and discoloring.
 - Replace the missing shingles and damaged fascia boards.
 - 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: 04/08/2025

Started On: 03/11/2025 02:37 PM

Special Magistrate Hearing

4. C. 3.

Meeting Date: 04/16/2025

Re: Case# CE-2025-118 - 507 Azalea Ave

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

Information

SUBJECT:

Case Number:	CE-2025-118	Investigating Officer:	Heather Debevec
Violation Location:	507 Azalea Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 26, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 4, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Marvin L Mendez & Samuel L Cabrera 507 Azalea AVE Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Refrain from parking in the front yard.
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: 04/08/2025

Started On: 03/11/2025 04:09 PM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 04/16/2025

Re: Case# NOOP-2025-63 - 617 Texas Ct

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-63	617 Texas Ct	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicles	If REPEAT, Prior Hearing Date:
NOV Issued Date: Mar 27, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: April 01, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: April 01, 2025	Last Inspection Date:

OWNER:

OWNER: Mila Drive LLC 465 Ocean Dr Apt 1123 Miami Beach, FL 34950	
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VIOLATIONS:

24-19(15)(c) - Nuisances

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 03/28/2025 08:39 AM

Special Magistrate Hearing

4. D. 2.

Meeting Date: 04/16/2025**Re:** Case # LTCL-2025-67 - 17 Texas Ct**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-67	617 Texas Ct	Isaac Saucedo

CASE INFORMATION:

Case Type: Lot Clearing	If REPEAT, Prior Hearing Date:
NOV Issued Date: Mar 27, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: April 01, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: April 01, 2025	Last Inspection Date:

OWNER:

OWNER: Mila Drive LLC 465 Ocean Dr Apt 1123 Miami Beach, FL 33139	
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Isaac Saucedo

Started On: 03/28/2025 09:22 AM

Special Magistrate Hearing**4. D. 3.****Meeting Date:** 04/16/2025**Re:** Case # NUIS-2025-5 - 610 Texas CT**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NUIS-2025-5	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	610 Texas CT		

CASE INFORMATION:

Case Type:	Board-Up
NOV Issue Date:	April 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 2, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Storm Chaser 9000 LLC 1717 S US Highway 1 Ste 5 Fort Pierce, FL 34950-5177
Additional Party:	

VIOLATIONS:

24-19(16) - Nuisances: Unsafe building conditions
 24-19(5) - Nuisances: Unlawful or prohibited conditions
 103-341 - Vacant buildings: Board up required

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:
 - Secure all openings, including doors, windows and the garage at the rear of the property.
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: 04/08/2025

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

Special Magistrate Hearing

4. D. 4.

Meeting Date: 04/16/2025

Re: Case # LTCL-2025-66 - 610 Texas CT

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

Information

SUBJECT:

Case Number:	LTCL-2025-66	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	610 Texas CT		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 2, 2025
Last Inspection Date:	April 14, 2025
REPEAT INFO:	

OWNER:

Owner:	Storm Chaser 9000 LLC 1717 S US Highway 1 Ste 5 Fort Pierce, FL 34950-5177
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.
 - 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: 04/02/2025 04:56 PM

Final Approval Date: 04/08/2025

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Special Magistrate Hearing**4. D. 5.****Meeting Date:** 04/16/2025**Re:** Case# NOOP-2025-62 - Avenue M (2404-801-0028-000-7)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2025-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	Avenue M (2404-801-0028-000-7)		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	March 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 26, 2025
Last Inspection Date:	April 15, 2025
REPEAT INFO:	

OWNER:

Owner:	Samson Williams ii Marion Williams Annie Jo Williams (EST) 804 Massengale Cir Copperas Cove, TX 76522
Additional Party:	Michaela Lee Montpetit

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - 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: Charmaine Kirkland
Final Approval Date: 04/08/2025

Started On: 03/29/2025 02:25 PM

Information

SUBJECT:

Case Number:	LTCL-2024-171	Investigating Officer:	Manuel Fernandez
Violation Location:	1402 S 25th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	September 5, 2024
NOV Service Method:	Certified/Regular Mail/Property Posted
NTA ISSUED DATE:	September 9, 2024
NTA SERVICE METHOD:	Certified/Regular Mail/Property Posted

PARTIES:

OWNER: H and N 669 Prima Vista LLC 7892 Saddlebrook Dr Port St Lucie, FL 34986	ADDITIONAL PARTY: Brennan, Manna, & Diamond, PL 76 S Laura St, Suite 2110 Jacksonville, FL 32202
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VIOLATIONS:

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

FINDINGS/ORDER:

September 25, 2024 - Special Magistrate Pelletier found the owners in violation and gave 7 days to comply or be fined \$100 daily.
October 1, 2024 – Certified mail for Notice of Violation and Notice of Hearing sent to the property owner was returned labeled as “Return to sender, Vacant, Unable to forward”.
January 21, 2025 – A re-inspection of the property was done. The grass was cut but the shrubs and trees remained the same. An Affidavit of Non-Compliance was filled out and fines were initiated.
February 26, 2025 – City vendor lifted the trees and shrubs, and provided before and after pictures.
March 5, 2025 – Affidavit of Compliance was issued.
March 12, 2025 – A Massey notice was sent to the property owner.
March 20, 2025 – Massey request was received.
Balance: \$4,520.00 (Nuisance abatement charges \$820.00, Administrative Fee \$100.00, Daily Fine Accrual \$3,600.00)

ACTION DATES:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: The overgrown grass was cut by the property owner. The city had trimmed and lifted the trees and shrubs.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Request
ODV and Non-CM Affidavit
Massey Notice
Affidavit of CM
Violation Notice, Hearing Notice

Form Review

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1402 S 25TH	Parcel ID: 2416-602-0209-	Account #: 26022	Sec/Town/Range:
ST	000-6		16/35S/40E
Map ID: 24/16N	Zoning: Office Co	Use Type: 1000	Jurisdiction: Fort Pierce

Ownership

H And N 669 Prima Vista LLC
 7892 Saddlebrook DR
 Port St Lucie, FL 34986-3100

Legal Description

BILTMORE PARK BLK 72 LOT 1-LESS RD R/W- AND ALL OF LOT 2 (0.30 AC - 12,796 SF)

Current Values

Just/Market: \$18,500	Assessed: \$18,500
Exemptions: \$0	Taxable: \$18,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$18,500	\$18,500	\$0	\$18,500
2023	\$22,200	\$22,200	\$0	\$22,200
2022	\$20,800	\$20,800	\$0	\$20,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-19-2019	4289 / 2367	0137	WD	1404 South Street LLC	\$12,000
06-19-2019	4289 / 2364	0111	WD	1404 South Street LLC	\$0
05-03-2018	4166 / 2538	0130	SPWD	FD South LLC	\$0



Total Areas

Finished/Under Air (SF):	996
Gross Sketched Area (SF):	1,508
Land Size (acres):	0.29
Land Size (SF):	12,796
Total Building Count:	

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

RECEIVED

To
MAR 20 2025

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Fort Pierce Code Enforcement.

3/17/2025

Ref:- Property Address 1402 S 25th ST.
TAXID# 2416-602-0209-000-6
Case # LICL-2024-000171

OK TO
Schedule
3-20-25

Respected Sir/

I have been taking care of this lot for few years and I have been paying my landscaper on a monthly basis to keep it clean. I do pass by regularly to see it is kept clean. There are trees on the property which I was told not to cut. There is a neighbor next door who keeps his property unclean specially @ the fence line. I have ~~not~~ to my knowledge I have not received any warning notification that the lot needs further cleaning. I do take care of these notices very seriously and always tried to keep it clean. I have also attached a Page 1

copy of the monthly Invoice I pay
Parma Landscaping Company. I checked
with him and also physically went with
him to check the lot. The Landscaping
Company states they have been mowing
regularly and will continue to mow.

I request the authority City of FP
to waive this fees and consider this plea
to consider this request.

Respectfully,

Huqayun Sharief,

7892 Saddlebrook Dr.

PSZ # 34986.

Please attached No of Invoices Paid to
Parma Lawn Services LLC, a total of $(56) \times 85$
Total Paid \rightarrow To Lawn Serv. = $4,760$
So Par.

Page 23

INVOICE



DATE
02/01/2025

INVOICE NO

#56

PA MA LAWN SERVICE LLC
4728 Grady Dr
Fort Pierce FL 34946
(772)408-7485
pamalawnservice@gmail.com

INVOICE TO

Internal Medicine Consultants
SLC
2401 Frist Blvd
Fort Pierce FL 34950
(772)708-6847

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Panfilo Aquino Sanchez	Lawn Maintenance	Monthly	February

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
----------	-------------	------------	------------

1 Month	1402 S 25 TH St Fort Pierce FL	\$85.00	\$85.00
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Subtotal	\$85.00
Sales Tax	0
Total	\$85.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

VIOLATOR: H AND N 669 PRIMA VISTA LLC CASE #: LTCL-2024-171
7892 SADDLEBROOK DR
PORT ST LUCIE, FL 34986

Property Address: 1402 S 25TH ST
Tax ID #: 2416-602-0209-000-6
Legal Description: BILTMORE PARK BLK 72 LOT 1-LESS RD R/W- AND ALL OF LOT 2 (0.30 AC - 12,796 SF)

ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE


THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on September 25, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement of the Code of Ordinances of the City of Fort Pierce, and being otherwise advised in the premises, I find that:

1. A Notice to Appear at today's hearing and a Notice of Violation providing the steps necessary to correct the violations identified on the property were provided to the above-named violator in compliance with Chapter 162, Fla. Stat., and Section 24-23 of the Code of Ordinances of the City of Fort Pierce; and
2. The above-named violator was not present at the hearing; and
3. The violations that exist on the real property constitute a nuisance, which poses a threat to the public health, safety and welfare of the City; and
4. Such violations should be addressed through the City's Nuisance Abatement Program.

Accordingly it is ORDERED as follows:

1. The above name violator is to take the following corrective actions:
 - a. The grass and all landscaping elements shall be cut and trimmed to be kept free from becoming overgrown and unsightly.
 - b. All trees shall be trimmed to maintain a 7' clear height, and hedges and bushes should be trimmed to maintain a maximum of 2.5' in height.
 - c. Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
2. In the event the violation is not remedied by October 02, 2024:
 - a. There shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00 that shall continue until the violation/nuisance is abated; and
 - b. The City shall cause the violation causing the nuisance to be abated, the cost of which shall be charged to the violator, payable within 30 days.
3. Repeat nuisance violations: Any subsequent violation of the same nuisance classification(s) on the same property within twelve (12) months from the date of this order may be abated by the City without further notice, the cost of which shall be charged to the violator, payable within 30 days.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Section 1-77 of the Code of Ordinances of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 2nd day of October, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, H AND N 669 PRIMA VISTA LLC, 7892 SADDLEBROOK DR, PORT ST LUCIE, FL 34986, BRENNAN, MANNA & DIAMOND, PL, 76 S LAURA ST, SUITE 2110, JACKSONVILLE, FL 32202 on this 2nd day of October, 2024.

Katherine Calderon

Katherine Calderon, Code Enforcement Clerk

2024-171 MF



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: **1402 S 25th ST (2416-602-0209-000-6)**

CASE NO: **LTCL-2024-171**

IN THE MATTER OF: **H And N 669 Prima Vista LLC
7892 Saddlebrook DR
Port St. Lucie, FL 34986**

BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated September 25, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: January 21, 2025.

In accordance with the Order of Violation fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of January, 2025.

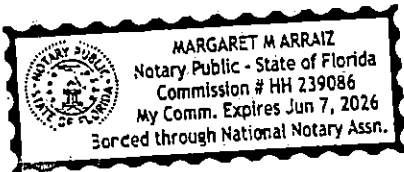
Manuel Fernandez Jr.
Manuel Fernandez Jr., Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 22nd day of January, 2025.

Margaret M. Arraiz
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

March 12, 2025

H and N 669 Prima Vista LLC
7892 Saddlebrook Dr
Port Saint Lucie, FL 34986

Property address: 1402 S 25th St
Tax ID #: 2416-602-0209-000-6

Re: Case # LTCL-2024-000171

Dear property owner(s):

This correspondence is to inform you that the property referenced above was not in compliance with the Special Magistrate's Order Determining Violation and Mandating Abatement of Nuisance issued on September 25th, 2024(copy attached).

A daily fine of \$100.00 per day was initiated on January 21, 2025. Additionally, pursuant to the Order, the City hired a vendor to abate the nuisance and bring the property into compliance, the cost of which has been assessed against the property.

Please see the attached Invoice # INV-2025-00003484 for additional details on the amount due.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be received in our office **within twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing.

If we do not receive a written response from you **within the twenty (20) days, a lien will be entered on the property** through an Order Assessing Fine and Imposing Lien signed by the Special Magistrate and filed with the St. Lucie County Clerk of Court.

If you have any questions, please call our office at (772) 467-3720.

Sincerely,

Isaac Saucedo
Senior Code Enforcement Officer
EM: isaucedo@cityoffortpierce.com

Massey complied BY VENDOR



AFFIDAVIT OF COMPLIANCE

RE: **1402 S 25th ST**
CASE NO: **LTCL-2024-000171**

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5453511 03/12/2025 03:47:45 PM
OR BOOK 5282 PAGE 986 - 986 Doc Type: AFF
RECORDING: \$10.00

IN THE MATTER OF: **H And N 669 Prima Vista LLC**
7892 Saddlebrook DR
Port St Lucie, FL 34986-3100

BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

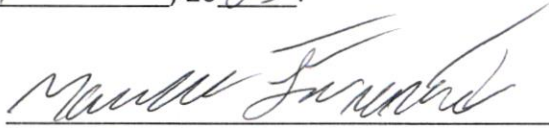
That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on January 23, 2025, as of this date: February 26, 2025.

 The fines referenced in the Order Determining Violation were not initiated.

 X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5270 Page 621-622. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

DATED this 5th day of March, 2025.



Manuel Fernandez Jr., Code Enforcement Officer

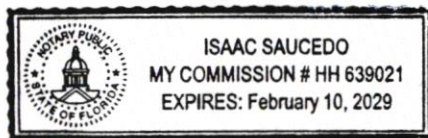
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 5th day of March, 2025.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





City of Fort Pierce
 100 N US Highway 1
 Fort Pierce, FL 34950
 772-467-3000

Case Number: LTCL-2024-000171
Case Type: Lot Clearing
Date Case Established: 09/05/2024
Compliance Deadline: 09/25/2024

Violator: H And N 669 Prima Vista LLC

Mailing Address

H And N 669 Prima Vista LLC 7892 Saddlebrook DR Port St. Lucie, FL 34986
--

Notice of Violation for the following location:

Address	Parcel
1402 S 25th ST	241660202090006


Atansyon: Dokiman enpòtan sou dwa w ak responsablite. W si w pa konprann Anglé, se responsablite w pou fé dokiman sa a tradui.
 Atencion: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende Ingles consiga traducclon inmediatamente.

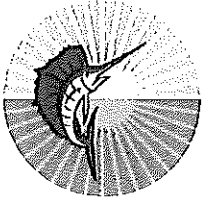
THIS IS A NOTICE TO THE PARTIES LISTED ABOVE THAT A VIOLATION HAS BEEN IDENTIFIED AT THIS LOCATION.

The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

<p>Violation: 24-19(11)(a)(b) - Nuisances: It shall be unlawful to allow any object or condition outlined below to remain on any private or public property within the city: Landscaping requirements - for less than 3-acre properties (11) Any landscaping element that is not well-maintained, including, but not limited to, lawns, hedges, bushes and trees. To comply with this section, landscaping elements shall be maintained as follows: a) Landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where the same may constitute a blighting factor to the community; b) All trees shall be trimmed to maintain a 7' clear height, and hedges and bushes should be trimmed to maintain a maximum of 2.5' in height.</p> <p>Corrective Action: Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance.</p> <p>Compliance Date: 09/25/2024</p>
--

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact us directly. For code enforcement questions call 772-467-3720 or for building or permit related calls, please call 772-467-3718.

Sincerely,

 Manuel Fernandez
 Code Enforcement Officer



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**SPECIAL MAGISTRATE
NOTICE TO APPEAR**

Case # LTCL-2024-171

Violator: H And N 669 Prima Vista LLC
7892 Saddlebrook Dr
Port St. Lucie, FL 34986

Property Address: 1402 S 25th ST (2416-602-0209-000-6)

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced property for nuisance abatement hearing on September 25, 2024 at 1:30 P.M. in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida.

THE ATTACHED NOTICE OF VIOLATION DETAILS THE CODE SECTIONS IN VIOLATION AND THE STEPS NECESSARY TO COMPLY THE PROPERTY AND CANCEL THE HEARING. YOU MUST NOTIFY THE CODE OFFICER THAT ISSUED THE NOTICE AT LEAST THREE (3) DAYS PRIOR TO THE HEARING.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said alleged violation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the issuing Officer.

Should the Special Magistrate confirm the existence of the nuisance, the city will then cause the removal or abatement of the nuisance and if removed, will dispose of it in the manner provided for by law. The owner or affected individual will be liable for the costs of removal, abatement, storage, disposition, and publication of notice. Such costs will be imposed as a lien on the property if not otherwise paid within 30 days after receipt of the billing. For an unpaid lien, the city may institute foreclosure proceedings, as provided by law.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

Margaret M. Arraiz
Code Compliance Director

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing, together with the Notice of Violation detailing the code sections in violation, and corrective actions, were mailed via certified mail and first-class mail to the following on this 9th day of September, 2024.

H And N 669 Prima Vista LLC
7892 Saddlebrook Dr
Port St. Lucie, FL 34986

Brennan, Manna, & Diamond, P.L
76 S Laura St Suite 2110
Jacksonville, FL 32202

By:



Manuel Fernandez Jr., Code Enforcement Officer