

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 7, 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:	CE2025-96	Investigating Officer:	Heather Debevec
Violation Location:	1401 S US Highway 1		

2.

Case Number:	CE-2025-98	Investigating Officer:	Heather Debevec
Violation Location:	1401 S US Highway 1		

3.

Case Number:	CE-2025-142	Investigating Officer:	Heather Debevec
Violation Location:	835 Seaway Dr #2		

4.

Case Number:	LTCL-2025-51	Investigating Officer:	Heather Debevec
Violation Location:	901 N 7th ST		

5.

Case Number:	LTCL-2025-49	Investigating Officer:	Heather Debevec
Violation Location:	800 Avenue H		

6.

Case Number:	LTCL-2025-50	Investigating Officer:	Heather Debevec
Violation Location:	710 Avenue H		

7.

Case Number:	LTCL-2025-61	Investigating Officer:	Heather Debevec
Violation Location:	701 S Ocean Dr		

8.

Case Number:	LTCL-2025-64	Investigating Officer:	Heather Debevec
Violation Location:	N Old Dixie Hwy (1433-440-0001-020-8)		

9.

Case Number:	LTCL-2025-65	Investigating Officer:	Heather Debevec
Violation Location:	N Old Dixie Highway (1433-440-0001-0002)		

10.

Case Number:	PK-2025-00071	Investigating Officer:	Heather Debevec
Violation Location:	1000 blk Wheeler Ter		

11.

Case Number:	PK-2025-00070	Investigating Officer:	Heather Debevec
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Violation Location:	1000 blk Wheeler Ter
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12.	Case Number:	CE-2025-46	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2850 S Jenkins Rd		

13.	Case Number:	NOOP-2025-58	Investigating Officer:	Heather Debevec
	Violation Location:	721 Hernando St		

14.	Case Number:	NOOP-2025-67	Investigating Officer:	Heather Debevec
	Violation Location:	N Old Dixie Highway 1433-440-0001-0208		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK-2025-68	Investigating Officer:	Heather Debevec
	Violation Location:	1000 Blk Wheeler Ter		

B. **PUBLIC HEARINGS - CITATION APPEALS**

1.	Case Number:	PK-2025-75	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

2.	Case Number:	PK-2025-00097	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3204 Kentucky Ave		

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2025-26	Investigating Officer:	Heather Debevec
	Violation Location:	510 Texas CT		

0.	Case Number:	CE-2025-94	Investigating Officer:	Heather Debevec
	Violation Location:	1487 S US Highway 1		

0.	Case Number:	CE-2025-13	Investigating Officer:	Heather Debevec
	Violation Location:	1717 S US Highway 1 #10		

0.	Case Number:	CE-2025-00143	Investigating Officer:	Heather Debevec
	Violation Location:	835 Seaway Dr #4		

0.	Case Number:	CE-2025-00167	Investigating Officer:	Heather Debevec
	Violation Location:	1240 Carlton Ct		

0.	Case Number:	CE-2025-00153	Investigating Officer:	Heather Debevec
	Violation Location:	1810 E Sanderling Ln		

0.	Case Number:	CE-2025-00103	Investigating Officer:	Heather Debevec
	Violation Location:	1301 S US Highway 1		

5. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

6. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

7. OTHER CASES

0.

Case Number:	LTCL-2025-00055	Investigating Officer:	Heather Debevec
Violation Location:	906 Avenue I		

0.

Case Number:	NOOP-2025-59	Investigating Officer:	Heather Debevec
Violation Location:	721 Hernando St		

0.

Case Number:	LTCL-2025-63	Investigating Officer:	Heather Debevec
Violation Location:	2300 N US Highway 1		

0.

Case Number:	LTCL-2025-00069	Investigating Officer:	Heather Debevec
Violation Location:	N US Highway 1 (1433-412-0030-000-7)		

0.

Case Number:	LTCL-2025-70	Investigating Officer:	Heather Debevec
Violation Location:	Hernando St 2401-505-0003-000-8		

0.

Case Number:	LTCL-2025-71	Investigating Officer:	Heather Debevec
Violation Location:	Porpoise Ave 2401-505-0002-000-1		

0.

Case Number:	LTCL-2025-72	Investigating Officer:	Heather Debevec
Violation Location:	S Ocean Dr (2401-505-0001-000-4)		

1.

Case Number:	LTCL-2025-73	Investigating Officer:	Charmaine Kirkland
Violation Location:	2808 S 35th Street		

8. 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: 05/07/2025

Re: Case # CE2025-96 - 1401 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE2025-96	Investigating Officer:	Heather Debevec
Violation Location:	1401 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Uni Vista Insurance 1401 S US HIGHWAY 1 FORT PIERCE, FL 34950
Additional Party:	Carrera & Amador, PA 221 SW 42nd AVE 3rd Floor Miami, FL 33134

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

10 days to obtain the certificate of use permit or \$250 per day

Form Review

Form Started By: Heather Debevec

Started On: 03/25/2025 03:56 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 05/07/2025

Re: Case# CE-2025-98 - 1401 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-98	Investigating Officer:	Heather Debevec
Violation Location:	1401 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Tax Centro Latino 1401 S US HIGHWAY 1 FORT PIERCE, FL 34950
Additional Party:	

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

15 days to obtain the certificate of use or \$250.00 per day.

Form Review

Form Started By: Heather Debevec

Started On: 03/25/2025 04:08 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 05/07/2025

Re: Case # CE-2025-142 - 835 Seaway Dr #2

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

Information

SUBJECT:

Case Number:	CE-2025-142	Investigating Officer:	Heather Debevec
Violation Location:	835 Seaway Dr #2		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	February 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Viet Bowl LLC 835 SEAWAY DR 2 FORT PIERCE, FL 34949
Additional Party:	Viet Bowl LLC 692 21st ST Vero Beach, FL 32960

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

5 days to apply for certificate of use through the city website, 30 days to obtain the certificate of use or \$250 per day and the utilities will be shut off.

Form Review

Form Started By: Heather Debevec

Started On: 03/18/2025 03:04 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-51 - 901 N 7th ST

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

Information

SUBJECT:

Case Number:	LTCL-2025-51	Investigating Officer:	Heather Debevec
Violation Location:	901 N 7th ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 21,2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 21, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Images Two LLC 9972 Kilgore RD Orlando, FL 32836-5710
Additional Party:	Linnes Finney Jr, Esq 1961 SW Park PL Suite 202 Port Saint Lucie, FL 34986

VIOLATIONS:

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

RECOMMENDATION:

7 days to mow, trim bushes and trees, remove trash and debris or \$100 per day and the city can bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/19/2025 03:50 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-49 - 800 Avenue H

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

Information

SUBJECT:

Case Number:	LTCL-2025-49	Investigating Officer:	Heather Debevec
Violation Location:	800 Avenue H		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 21, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Images Two LLC 9972 Kilgore RD Orlando, FL 32836-5710
Additional Party:	Linnes Finney Jr, Esq 1961 SW Park PL Suite 202 Port Saint Lucie, FL 34986

VIOLATIONS:

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

RECOMMENDATION:

7 days to have the proeprty mowed, trees trimmed, with the ordinance or \$100 per day and the City will bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/19/2025 03:20 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-50 - 710 Avenue H

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

Information

SUBJECT:

Case Number:	LTCL-2025-50	Investigating Officer:	Heather Debevec
Violation Location:	710 Avenue H		

CASE INFORMATION:

Case Type:	Lot Clearing- COMPLIED
NOV Issue Date:	March 19, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 21,2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 21, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Images Two LLC 9972 Kilgore Rd Orlando, FL 32836
Additional Party:	Linnes Finney Jr, Esq 1961 SW Park PI Suite 202 Port Saint Lucie, FL 34986

VIOLATIONS:

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

RECOMMENDATION:

7 days to mow and trim trees / bushes or \$100 per day and the City can bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/19/2025 03:38 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-61 - 701 S Ocean Dr

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

Information

SUBJECT:

Case Number:	LTCL-2025-61	Investigating Officer:	Heather Debevec
Violation Location:	701 S Ocean Dr		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Sun Development Tech LLC 3669 Park LN Miami, FL 33133
Additional Party:	Jacques Meshell 3669 Park LN Coconut Grove, FL 33133

VIOLATIONS:

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

RECOMMENDATION:

7 days to have the property cut in accordance to the ordinance or \$100 per day and the city will bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/21/2025 10:11 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-64 - N Old Dixie Hwy (1433-440-0001-020-8)

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

Information

SUBJECT:

Case Number:	LTCL-2025-64	Investigating Officer:	Heather Debevec
Violation Location:	N Old Dixie Hwy (1433-440-0001-020-8)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 26, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 28, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	East Coast Packers Inc 1900 N Old Dixie HWY Fort Pierce, FL 34946
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

7 days to trim trees, mow, remove all debris or \$100 per day and the City will bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/26/2025 04:02 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-65 - N Old Dixie Highway (1433-440-0001-0002)

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

Information

SUBJECT:

Case Number:	LTCL-2025-65	Investigating Officer:	Heather Debevec
Violation Location:	N Old Dixie Highway (1433-440-0001-0002)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	March 26, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 28, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Daniel & Genene Annette Kammerer(TR) & Bruce M Tyrell Jr 4225 Overhill DR Merritt Island, FL 32952
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

7 days to mow, ceptd, and remove all trash / debris or \$100 per day and the City will bid it out

Form Review

Form Started By: Heather Debevec

Started On: 03/26/2025 04:22 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 05/07/2025

Re: Case # PK-2025-00071 - 1000 blk Wheeler Ter

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

Information

SUBJECT:

Case Number:	PK-2025-00071	Investigating Officer:	Heather Debevec
Violation Location:	1000 blk Wheeler Ter		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 14, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	Previous parking citation issued on February 13, 2025

OWNER:

Owner:	Lennez Transport Services LLC
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15420PK	34-31(L) Right of Way	\$100.00	\$10.00	\$18.00	\$128.00

RECOMMENDATION:

14 days to pay the \$128.00 or the citation will be transferred to St Lucie County court system.

Form Review

Form Started By: Heather Debevec

Started On: 03/18/2025 01:03 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 05/07/2025

Re: Case # PK-2025-00070 - 1000 blk Wheeler Ter

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

Information

SUBJECT:

Case Number:	PK-2025-00070	Investigating Officer:	Heather Debevec
Violation Location:	1000 blk Wheeler Ter		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 14, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	Initial citation issued on February 13, 2025

OWNER:

Owner:	Lennez Transport Services LLC
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15421PK	34-31(L) Right of Way	\$100.00	\$10.00	\$18.00	\$128.00

RECOMMENDATION:

14 days to pay \$128.00 or transferred to St Lucie COunty Court

Form Review

Form Started By: Heather Debevec

Started On: 03/18/2025 01:17 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 05/07/2025

Re: Case# CE-2025-46 - 2850 S Jenkins Rd

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

Information

SUBJECT:

Case Number:	CE-2025-46	Investigating Officer:	Charmaine Kirkland
Violation Location:	2850 S Jenkins Rd		

CASE INFORMATION:

Case Type:	Certificate of Use - COMPLIED
NOV Issue Date:	January 23, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Kronos LLC c/o William G Angelos 1708 Coconut Dr Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

22-20(a)- Certificate of Use required

RECOMMENDATION:

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

Form Started By: Charmaine Kirkland
Final Approval Date: 04/29/2025

Started On: 03/29/2025 04:59 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 05/07/2025

Re: Case # NOOP-2025-58 - 721 Hernando St

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

Information

SUBJECT:

Case Number:	NOOP-2025-58	Investigating Officer:	Heather Debevec
Violation Location:	721 Hernando St		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	March 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:	
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Frank Celentano Jr 1815 Melaleuca DR Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

7 days to ensure all vehicles are safely and leagally operable or the City can have them towed.

Form Review

Form Started By: Heather Debevec

Started On: 03/21/2025 01:59 PM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 05/07/2025

Re: Case # NOOP-2025-67 - N Old Dixie Highway 1433-440-0001-0208

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

Information

SUBJECT:

Case Number:	NOOP-2025-67	Investigating Officer:	Heather Debevec
Violation Location:	N Old Dixie Highway 1433-440-0001-0208		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	April 2, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 3, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 3, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	East Coast Packers Inc 1900 N Old Dixie HWY Fort Pierce, FL 34946
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

7 days to ensure all vehicles are safely and leagally operable or the City will have them towed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 04/02/2025 12:38 PM

Special Magistrate Hearing

4. A. 1.

Meeting Date: 05/07/2025

Re: Case# PK-2025-68 - 1000 blk Wheeler Ter

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

Information

SUBJECT:

Case Number:	PK-2025-68	Investigating Officer:	Heather Debevec
Violation Location:	1000 Blk Wheeler Ter		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 14, 2025
NTA Issue Date:	April 15, 2025
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	April 25, 2025
REPEAT INFO:	First citation issued February 13, 2025

OWNER:

Owner:	Lorraine & Sons Trucking Company
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15422PK	34-31(L) Right of Way	\$100.00	\$10.00	\$18.00	\$128.00

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 \$128.00.
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: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/18/2025 01:31 PM

Special Magistrate Hearing

4. B. 1.

Meeting Date: 05/07/2025

Re: Case# PK-2025-75 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-75	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 15, 2025
NTA Issue Date:	April 2, 2025
NTA Service Method	Regular mail
Posting Date:	N/A
REPEAT INFO:	

OWNER:

Owner:	Lisa Marie Miller
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14659PK	34-31(E) - Safety Zone	\$50.00	\$10.00		\$60.00

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 \$60.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/02/2025

Started On: 03/29/2025 04:55 PM

Special Magistrate Hearing

4. B. 2.

Meeting Date: 05/07/2025

Re: Case # PK-2025-00097- 3204 Kentucky Avenue

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

Information

SUBJECT:

Case Number:	PK-2025-00097	Investigating Officer:	Charmaine Kirkland
Violation Location:	3204 Kentucky Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 27, 2024
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	George Cedrick Dunn
Additional Party:	

VIOLATIONS:

34-31(L)- Parked on City Right of Way

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 will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/02/2025

Started On: 04/01/2025 12:19 PM

Special Magistrate Hearing**4. C. 1.****Meeting Date:** 05/07/2025**Re:** Case# CE-2025-26 - 510 Texas CT**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-26	Investigating Officer:	Heather Debevec
Violation Location:	510 Texas CT		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	BG 510 Texas Ct LLC 4977 N State Road 7 Tamarac, FL 33319
Additional Party:	

VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Paint where there is peeling or discoloration.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form ReviewForm Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/11/2025 02:28 PM

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case# CE-2025-94 - 1487 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-94	Investigating Officer:	Heather Debevec
Violation Location:	1487 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Summit / Congress Plaza LLC 4785 Pine Tree DR Boynton Beach, FL 33436
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VIOLATIONS:

117-3(b) - Signs: Maintenance

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove the empty wooded sign frame on the property.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/17/2025 04:53 PM

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case# CE-2025-13 - 1717 S US Highway 1 #10

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

Information

SUBJECT:

Case Number:	CE-2025-13	Investigating Officer:	Heather Debevec
Violation Location:	1717 S US Highway 1 #10		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 7, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Eagles 3582 1717 S US HIGHWAY 1 10 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: 03/18/2025 02:31 PM

Final Approval Date: 04/29/2025

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case# CE-2025-143 - 835 Seaway Dr #4

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

Information

SUBJECT:

Case Number:	CE-2025-00143	Investigating Officer:	Heather Debevec
Violation Location:	835 Seaway Dr #4		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	NYC Subs 835 SEAWAY DR 4 FORT PIERCE, FL 34949
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 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
Final Approval Date: 04/29/2025

Started On: 03/18/2025 03:15 PM

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case # CE-2025-167 - 1240 Carlton Ct

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

Information

SUBJECT:

Case Number:	CE-2025-00167	Investigating Officer:	Heather Debevec
Violation Location:	1240 Carlton Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	March 19, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 25, 2025
Last Inspection Date:	N/A
REPEAT INFO:	

OWNER:

Owner:	Salvatore Ruffo 1663 Dekalb AVE Brooklyn, NY 11237
Additional Party:	1240 Carlton Ct LLC 270 Alhambra Cir Coral Gables, FL 33134

VIOLATIONS:

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

RECOMMENDATION:

Two trees removed: 1 Live Oak Tree 61" DBH x \$250.00 = \$15,250.00 and 1 Live Oak Tree 36" DBH x \$250 = \$9,000. Requesting \$5,000 per tree to total \$10,000 in 30 days which should go into the City tree fund.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/19/2025 01:19 PM

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case# CE-2025-153 - 1810 E Sanderling Ln

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

Information

SUBJECT:

Case Number:	CE-2025-00153	Investigating Officer:	Heather Debevec
Violation Location:	1810 E Sanderling Ln		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	March 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Angela Pak 11253 Felson ST Cerritos, CA 90703
Additional Party:	

VIOLATIONS:

24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish:

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Clear all loose items from outside the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/19/2025 02:22 PM

Special Magistrate Hearing

0.

Meeting Date: 05/07/2025

Re: Case# CE-2025-103 - 1301 S US Highway 1

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

Information

SUBJECT:

Case Number:	CE-2025-00103	Investigating Officer:	Heather Debevec
Violation Location:	1301 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 15, 2025
NTA Service Method:	Certified mail
Posting Date:	Green Card received
Last Inspection Date:	May 5, 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:

117-3(b) - Signs: Maintenance

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Replace the lettering that's peeling on the aerial sign.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/25/2025 01:47 PM

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-55 - 906 Avenue I

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

Information

SUBJECT:

Case Number:	LTCL-2025-00055	Investigating Officer:	Heather Debevec
Violation Location:	906 Avenue I		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 21, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Kenneth Drummond 4900 Matanzas AVE Fort Pierce, FL 34946
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.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

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

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case # NOOP-2025-59 - 721 Hernando St

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

Information

SUBJECT:

Case Number:	NOOP-2025-59	Investigating Officer:	Heather Debevec
Violation Location:	721 Hernando St		

CASE INFORMATION:

Case Type:	NonOperative vehicle
NOV Issue Date:	March 21, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 25, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 25, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Frank Celentano Jr 1815 Melaleuca DR Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 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: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/21/2025 02:23 PM

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-63 - 2300 N US Highway 1

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

Information

SUBJECT:

Case Number:	LTCL-2025-63	Investigating Officer:	Heather Debevec
Violation Location:	2300 N US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 26, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	March 28, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Stewart Elliott Pam Elliott PO Box 89 Sai Kung Post Office New Territories Hong Kong, CHINA
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:
 - Clean off the fence lines
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/26/2025 02:51 PM

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case # LTCL-2025-69 - N US Highway 1 (1433-412-0030-000-7)

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

Information

SUBJECT:

Case Number:	LTCL-2025-00069	Investigating Officer:	Heather Debevec
Violation Location:	N US Highway 1 (1433-412-0030-000-7)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 28, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	KRT Ventures LLC 9790 S Military TRL Ste B-4PM Boynton Beach, FL 33436
Additional Party:	SLPA, INC 201 NE 1st AVE Delray Beach, FL 33444
Additional Party:	KRT Ventures, LLC 9770 S Military TRL Ste B4 PMB391 Boynton Beach, FL 33436

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:
 - Clean off the fence lines.
 - 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

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-70 - Hernando St (2401-505-0003-000-8)

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

Information

SUBJECT:

Case Number:	LTCL-2025-70	Investigating Officer:	Heather Debevec
Violation Location:	Hernando St 2401-505-0003-000-8		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 1, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/27/2025 02:18 PM

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case # LTCL-2025-71 - Porpoise Ave (2401-505-0002-000-1)

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

Information

SUBJECT:

Case Number:	LTCL-2025-71	Investigating Officer:	Heather Debevec
Violation Location:	Porpoise Ave 2401-505-0002-000-1		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 1, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/27/2025 02:32 PM

Special Magistrate Hearing

7. 0.

Meeting Date: 05/07/2025

Re: Case # LTCL-2025-72 - S Ocean Dr (2401-505-0001-000-4)

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

Information

SUBJECT:

Case Number:	LTCL-2025-72	Investigating Officer:	Heather Debevec
Violation Location:	S Ocean Dr (2401-505-0001-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 1, 2025
Last Inspection Date:	May 5, 2025
REPEAT INFO:	

OWNER:

Owner:	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/29/2025

Started On: 03/27/2025 02:41 PM

Special Magistrate Hearing

7. 1.

Meeting Date: 05/07/2025

Re: Case# LTCL-2025-73 - 2808 S 35th St

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

Information

SUBJECT:

Case Number:	LTCL-2025-73	Investigating Officer:	Charmaine Kirkland
Violation Location:	2808 S 35th Street		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 28, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 28, 2025
Last Inspection Date:	May 06, 2025
REPEAT INFO:	

OWNER:

Owner:	Yale Developers LLC 1002 E Newport Center DR Suite 200 Deerfield Beach, FL 33442
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.

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: Charmaine Kirkland
Final Approval Date: 04/29/2025

Started On: 03/28/2025 10:59 AM