

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 14, 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-2025-150	Investigating Officer:	Charmaine Kirkland
Violation Location:	3206 Kentucky Ave		

2.

Case Number:	PK-2025-00049	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

3.

Case Number:	PK-2025-00053	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

4.

Case Number:	PK-2025-00054	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

5.

Case Number:	PK-2025-42	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

6.

Case Number:	PK-2025-69	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

7.

Case Number:	NOOP-2025-72	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

8.

Case Number:	NOOP-2025-74	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

9.

Case Number:	NOOP-2025-80	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0061-000-5)		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.

Case Number:	PK-2025-43	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

2.

Case Number:	PK-2025-46	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

3.

Case Number:	PK-2025-36	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

4.

Case Number:	PK-2025-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

5.

Case Number:	PK-2025-63	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

6.

Case Number:	PK-2025-64	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

7.

Case Number:	PK-2025-72	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

8.

Case Number:	PK-2025-73	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

9.

Case Number:	PK-2025-74	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

10.

Case Number:	PK-2025-67	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

11.

Case Number:	PK-2025-77	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

B. PUBLIC HEARINGS - CITATION APPEALS

C. PUBLIC HEARINGS - VIOLATION CASES

1.

Case Number:	CE-2024-109	Investigating Officer:	Isaac Saucedo
Violation Location:	1230 Avenue B		

2.

Case Number:	CE-2025-148	Investigating Officer:	Charmaine Kirkland
Violation Location:	3102 Kentucky Ave		

3.

Case Number:	CE-2025-86	Investigating Officer:	Charmaine Kirkland
Violation Location:	1115 Pine Ave		

4.

Case Number:	CE-2025-72	Investigating Officer:	Charmaine Kirkland
Violation Location:	313 N 15th St		

5.

Case Number:	CE-2025-130	Investigating Officer:	Charmaine Kirkland
Violation Location:	2802 Fairway Dr		

6.	Case Number:	CE-2025-00128	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1016 Tortugas Ave		

7.	Case Number:	CE-2025-65	Investigating Officer:	Charmaine Kirkland
	Violation Location:	321 N 15th St		

8.	Case Number:	CE-2025-76	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2898 S Kings Hwy		

D. **OTHER CASES**

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

2.	Case Number:	LTCL-2025-75	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		

3.	Case Number:	NOOP-2025-79	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		

4.	Case Number:	NOOP-2025-78	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		

5. **OLD BUSINESS**

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

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

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing

3. B. 1.

Meeting Date: 05/14/2025

Re: Case # CE-2025-150 - 3206 Kentucky Ave

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

Information

SUBJECT:

Case Number:	CE-2025-150	Investigating Officer:	Charmaine Kirkland
Violation Location:	3206 Kentucky Ave		

CASE INFORMATION:

Case Type:	Regular - COMPLIED
NOV Issue Date:	February 27, 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 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Teodoro Lopez 3206 Kentucky Ave Fort Pierce, FL 34947
Additional Party:	

VIOLATIONS:

- 24-19 (6)(a) - Outside storage - trash and rubbish
- 24-19 (6)(c) - Outside storage - building and construction materials
- IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

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

1. The violator(s) be given 10 days to
 - Remove all plastic containers and all other trash related items.
 - Remove all concrete blocks.
 - Remove boards and shutters from all windows.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/04/2025 11:48 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 05/14/2025

Re: Case # PK-2025-00049- 100 Melody Lane

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

Information

SUBJECT:

Case Number:	PK-2025-00049	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 07, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	James Rocco Page Jr.
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14534PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 01:37 PM

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 05/14/2025**Re:** Case # PK-2025-00053 - 100 Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-00053	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 07, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Paul Richard Roy
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14539PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 01:42 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 05/14/2025

Re: Case # PK-2025-00054 - 100 Melody Lane

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

Information

SUBJECT:

Case Number:	PK-2025-00054	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 07, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Shawn Michael Loschiavo
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14540PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 01:47 PM

Special Magistrate Hearing**3. B. 5.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-42 - 100 Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-42	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	February 07, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Nem Construction Inc
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14528PK	34-31(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

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

Special Magistrate Hearing**3. B. 6.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-69 - 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-69	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Greatwide Dallas Mavis LLC
Additional Party:	3D Transport Inc

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14544PK	34-31(L) Parked on City 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 within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 04:46 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 05/14/2025

Re: Case# NOOP-2025-72 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-72	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware Ave Fort Pierce, FL 34950-8505
Vehicle Owner:	Sharon Rodgers

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 that the Black GMC Sierra is road safe and legal.
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: Manuel Fernandez, Jr.

Started On: 04/15/2025 12:15 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 05/14/2025

Re: Case# NOOP-2025-74 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-74	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware Ave Fort Pierce, FL 34950-8505
Vehicle Owner:	Keri Thompson

VIOLATIONS:

24-19(15)(c) - Nuisances - Non-Operable Vehicles

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:
 - Per the Notice of Violation, ensure that the Green Chevy Silverado is road safe and legal.
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

Special Magistrate Hearing

3. B. 9.

Meeting Date: 05/14/2025

Re: Case# NOOP-2025-80 - TBD (2404-516-0061-000-5)

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

Information

SUBJECT:

Case Number:	NOOP-2025-80	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0061-000-5)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Owner:	Frank Blandino 900 Egret Ave Fort Pierce, FL 34982-8323
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:
 - Per the Notice of Violation, ensure that the Black Dual Axel Utility Trailer is road safe and legal.
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: Manuel Fernandez, Jr.

Started On: 04/16/2025 10:44 AM

Special Magistrate Hearing**4. A. 1.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-43 - 100 Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-43	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 07, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail
Posting Date:	Green card received on 4/29/25
REPEAT INFO:	

OWNER:

Owner:	Doesn't Matter LLC
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14529PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 05/06/2025

Started On: 03/29/2025 01:26 PM

Special Magistrate Hearing**4. A. 2.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-46 - 100 Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-46	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 07, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Kelly Nichole Castle
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14531PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 01:31 PM

Final Approval Date: 05/06/2025

Special Magistrate Hearing**4. A. 3.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-36 - 100 Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-36	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 07, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Krystal Ann Douglas
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14523PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 05/06/2025

Started On: 03/29/2025 01:53 PM

Special Magistrate Hearing**4. A. 4.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-62 - 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-62	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Lisa May De Shong
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14541PK	34-31(L) Parked on City 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 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: 05/06/2025

Started On: 03/29/2025 04:42 PM

Special Magistrate Hearing

4. A. 5.

Meeting Date: 05/14/2025

Re: Case# PK-2025-63 - 1000 Wheeler Terr

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

Information

SUBJECT:

Case Number:	PK-2025-63	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Kathleen M Butcher
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14542PK	34-31(L) Parked on City 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 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: 05/06/2025

Started On: 03/29/2025 04:43 PM

Special Magistrate Hearing

4. A. 6.

Meeting Date: 05/14/2025

Re: Case# PK-2025-64- 1000 Wheeler Terr

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

Information

SUBJECT:

Case Number:	PK-2025-64	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Cashflow Enterprises Inc
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14543PK	34-31(L) Parked on City 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 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: 05/06/2025

Started On: 03/29/2025 04:45 PM

Special Magistrate Hearing

4. A. 7.

Meeting Date: 05/14/2025**Re:** Case# PK-2025-72 - 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-72	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail
Posting Date:	Green card received on May 1, 2025
REPEAT INFO:	

OWNER:

Owner:	Center Point Funding LLC
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14546PK	34-31(L) Parked on City 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 within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/29/2025 04:49 PM

Final Approval Date: 05/06/2025

Special Magistrate Hearing**4. A. 8.****Meeting Date:** 05/14/2025**Re:** Case # PK-2025-73- 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-73	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 13, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	John Edward Carroll
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14547PK	34-31(L) Parked on the City 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 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: 05/06/2025

Started On: 03/29/2025 04:50 PM

Special Magistrate Hearing**4. A. 9.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-74 - 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-74	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation	
Citation Issue Date:	February 14, 2025	
NTA Issue Date:	April 17, 2025	
NTA Service Method	Regular and Certified mail / Posted at City Hall	
Posting Date:	May 2, 2025	
REPEAT INFO:		

OWNER:

Owner:	Kathleen M Butcher
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14548PK	34-31(L) Parked on the City 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: Charmaine Kirkland
 Final Approval Date: 05/06/2025

Started On: 03/29/2025 04:52 PM

Special Magistrate Hearing**4. A. 10.****Meeting Date:** 05/14/2025**Re:** Case# PK-2025-67 - 1000 Wheeler Terr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-67	Investigating Officer:	Charmaine Kirkland
Violation Location:	1000 Wheeler Terr		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 14, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	Lisa May De Shong
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14549PK	34-31(L) Parked on City Right of Way	\$100.00	\$10.00	\$18.00	\$118.00

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 \$118.00.
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: 05/06/2025

Started On: 03/29/2025 04:53 PM

Special Magistrate Hearing

4. A. 11.

Meeting Date: 05/14/2025**Re:** Case# PK-2025-77- Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-77	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	February 15, 2025
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 2, 2025
REPEAT INFO:	

OWNER:

Owner:	James Eugene Heimer
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10303PK	34-31(C) Parking for Boats and Trailers only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 05/06/2025

Started On: 03/29/2025 04:56 PM

Special Magistrate Hearing

4. C. 1.

Meeting Date: 05/14/2025

Re: Case# CE-2024-109 - 1230 Avenue B

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

Information

SUBJECT:

Case Number:	CE-2024-109	Investigating Officer:	Isaac Saucedo
Violation Location:	1230 Avenue B		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 08, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received on April 29, 2025
Last Inspection Date:	?
REPEAT INFO:	

OWNER:

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

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove all miscellaneous items lying around the yard and place them in an enclosed shed or garage.
 - Remove all accumulation of appliances, including loose parts in the yard.
 - Place garbage containers on the side or back of the house on non-collection days.
 - Remove or repair fence where deterioration has occurred. Obtain any necessary permits and comply with all permit conditions.
 - Pressure wash or paint the home where molding, chipping, or deterioration has occurred.
 - Repair all rotten wood throughout the home. Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/02/2025

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

Special Magistrate Hearing

4. C. 2.

Meeting Date: 05/14/2025

Re: Case# CE-2025-148 - 3102 Kentucky Ave

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

Information

SUBJECT:

Case Number:	CE-2025-148	Investigating Officer:	Charmaine Kirkland
Violation Location:	3102 Kentucky Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	May 2, 2025
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Ji Li Yang 857 SW Grand Reserves Blvd. Port St Lucie, FL 34986-2342
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VIOLATIONS:

IPMC 704.2 - Emergency escape windows

RECOMMENDATION:

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

1. The violator(s) be given 3 days to
 - Remove boards and shutters from all windows.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/03/2025 12:43 PM

Final Approval Date: 05/06/2025

Special Magistrate Hearing

4. C. 3.

Meeting Date: 05/14/2025

Re: Case# CE-2025-86 - 1115 Pine Ave

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

Information

SUBJECT:

Case Number:	CE-2025-86	Investigating Officer:	Charmaine Kirkland
Violation Location:	1115 Pine Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 05, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Rochelle Ezzi 1115 Pine Ave Fort Pierce, FL 34982-6108
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VIOLATIONS:

IPMC 702.4 - Emergency escape openings
IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Remove boards from all windows throughout the property.
 - Pressure wash or paint where chipping, deterioration, discoloration and molding has occurred throughout the property.
2. Failure to comply by the date ordered will result in a fine of \$250 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/06/2025

Started On: 04/04/2025 01:02 PM

Special Magistrate Hearing

4. C. 4.

Meeting Date: 05/14/2025

Re: Case# CE-2025-72 - 313 N 15th Street

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

Information

SUBJECT:

Case Number:	CE-2025-72	Investigating Officer:	Charmaine Kirkland
Violation Location:	313 N 15th St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	January 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received on April 29, 2025
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	BJean Enterprise LLC 107 S 18th Street Fort Pierce, FL 34950-3824
Additional Party:	Jean R Dantilus 701 Quincy Avenue Fort Pierce, FL 34950

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 30 days to:
 - Repair or remove the fence where disrepair or deterioration has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/09/2025 10:29 AM

Final Approval Date: 05/06/2025

Special Magistrate Hearing**4. C. 5.****Meeting Date:** 05/14/2025**Re:** Case# CE-2025-130 - 2802 Fairway Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-130	Investigating Officer:	Charmaine Kirkland
Violation Location:	2802 Fairway Dr		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 21, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received on April 29, 2029
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	James A & Sharon R Brady 2802 Fairway Drive Fort Pierce, FL 34982-4315
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VIOLATIONS:

24-19(14) - Nuisances - Parked on other than pavement

24-19(6)(b)- Nuisances - Outside Storage

RECOMMENDATION:

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

1. The violator(s) be given 10 days to
 - Refrain from parking on the front yard.
 - Remove all tires and inoperative mechanical equipment parts.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/10/2025 12:54 PM

Final Approval Date: 05/06/2025

Special Magistrate Hearing

4. C. 6.

Meeting Date: 05/14/2025

Re: Case# CE-2025-128- 1016 Tortugas Ave

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

Information

SUBJECT:

Case Number:	CE-2025-00128	Investigating Officer:	Charmaine Kirkland
Violation Location:	1016 Tortugas Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 20, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Metho	Certified mail / Posted at property
Posting Date:	May 2, 2025
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Armando N Mendez Ramirez Manuela Romero Castillejos 1016 Tortugas Ave Fort Pierce, FL 34982
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VIOLATIONS:

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 15 days to
 - Obtain a permit to repair the roof and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/06/2025

Started On: 04/11/2025 04:46 PM

Special Magistrate Hearing

4. C. 7.

Meeting Date: 05/14/2025

Re: Case# CE-2025-65 - 321 N 15th Street

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

Information

SUBJECT:

Case Number:	CE-2025-65	Investigating Officer:	Charmaine Kirkland
Violation Location:	321 N 15th St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	January 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Yayo-Apes LLC 1126 Rosedale Ave Fort Pierce, FL 34982-3548
Additional Party:	Joshua Garcia Morales 1126 Rosedale Ave Fort Pierce, FL 34982

VIOLATIONS:

- 24-19 (15)(c) - Nuisances- Non-operable vehicle
- 123-37(12) - Landscape Maintenance
- 24-19(6)(a) - Outside Storage

RECOMMENDATION:

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

1. The violator(s) be given 10 days to
 - Repair and register or remove all non-operable vehicles.
 - Clean off the fence lines, cut the grass and trim all landscaping, including bushes, trees and shrubs throughout the property.
 - Remove all wood boards and buckets and all other debris.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/06/2025

Started On: 04/11/2025 04:58 PM

Special Magistrate Hearing**4. C. 8.****Meeting Date:** 05/14/2025**Re:** Case# CE-2025-76 - 2898 S Kings Hwy**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-76	Investigating Officer:	Charmaine Kirkland
Violation Location:	2898 S Kings Hwy		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 01, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 17, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	BSFDM Land Investments 4401 Whiteway Dairy Rd Fort Pierce, FL 34947-4407
Additional Party:	Anthony P Guettler 979 Beachland Blvd Vero Beach, FL 32963

VIOLATIONS:

117-3(b) - Signs: Vacant Premises
24-19(6)(a) - Outside Storage

RECOMMENDATION:

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

1. The violator(s) be given 15 days to
 - Remove all signs for businesses no longer operating and replace them with a white opaque blank face.
 - Remove all wood boards, tires, and the building and construction materials from the property.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/06/2025

Started On: 04/12/2025 05:33 PM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 05/14/2025**Re:** Case# NUIS-2025-7- Avenue M (2404-801-0028-000-7)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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

CASE INFORMATION:

Case Type:	Nuisance Abatement
NOV Issue Date:	April 08, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 09, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 09, 2025
Last Inspection Date:	May 13, 2025
REPEAT INFO:	

OWNER:

Owner:	Samson Williams II Marion Williams Annie Jo Williams (EST) 804 Massengale CIR Copperas Cove, TX 76522-8837
Additional Party:	

VIOLATIONS:

24-19(6)(d) - Nuisances - Junk, consisting of unsightly, worn out, or discarded materials.

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:
 - Remove all appliances, strap metals, building/construction materials and all other miscellaneous items throughout the property.
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: 04/09/2025 09:21 AM

Final Approval Date: 05/06/2025

Special Magistrate Hearing

4. D. 2.

Meeting Date: 05/14/2025

Re: Case# LTCL-2025-75 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	LTCL-2025-75	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Owner:	Alma Richardson 720 Delaware Ave Fort Pierce, FL 34950-8505
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:

- 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: Manuel Fernandez, Jr.
Final Approval Date: 05/06/2025

Started On: 04/15/2025 04:52 PM

Special Magistrate Hearing

4. D. 3.

Meeting Date: 05/14/2025

Re: Case# NOOP-2025-79 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-79	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware Ave Fort Pierce, FL 34950-8505
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:
 - Per the Notice of Violation, ensure that the Black Open-top Utility Trailer is road safe and legal.
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: Manuel Fernandez, Jr.
Final Approval Date: 05/06/2025

Started On: 04/15/2025 03:56 PM

Special Magistrate Hearing

4. D. 4.

Meeting Date: 05/14/2025

Re: Case# NOOP-2025-78 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-78	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2404-516-0060-000-8)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	May 12, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware Ave Fort Pierce, FL 34950-8505
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VIOLATIONS:

24-19(15)(c) - Nuisances - Non-Operable Vehicles

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:
 - Per the Notice of Violation, ensure that the Black Enclosed Utility Trailer is road safe and legal.
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: Manuel Fernandez, Jr.
Final Approval Date: 05/06/2025

Started On: 04/15/2025 02:44 PM