

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 21, 2025 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ADMINISTRATIVE BUSINESS**
- A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
- B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	Case Number:	NOOP-2025-100	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		
2.	Case Number:	NOOP-2025-101	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		
3.	Case Number:	NOOP-2025-102	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		
4.	Case Number:	NOOP-2025-103	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		
5.	Case Number:	NOOP-2025-104	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2404-516-0060-000-8)		
6.	Case Number:	NOOP-2025-105	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1001 N 16th CT		
7.	Case Number:	NOOP-2025-106	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1001 N 16th CT		
8.	Case Number:	CE-2025-155	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1203 Egret Ave		
9.	Case Number:	LTCL-2025-00080	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1211 Ormond Ave (2416-602-0174-000-1)		
10.	Case Number:	PK-2025-00123	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		
11.	Case Number:	CE-2025-59	Investigating Officer:	Isaac Saucedo

Violation Location:	431 N 15th St
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12.	Case Number:	CE-2025-00257	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1820 S 30th St		

13.	Case Number:	CE-2025-00256	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1808 Oleander Blvd		

4. **PUBLIC HEARINGS - CITATIONS**

0.	Case Number:	PK-2025-101	Investigating Officer:	Charmaine Kirkland
	Violation Location:	100 Melody Lane		

0.	Case Number:	PK-2025-106	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1 Avenue A		

0.	Case Number:	PK-2025-120	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

0.	Case Number:	PK-2025-00125	Investigating Officer:	Charmaine Kirkland
	Violation Location:	South Causeway Park		

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

0.	Case Number:	CE-2025-70	Investigating Officer:	Isaac Saucedo
	Violation Location:	123 N 15th St		

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2025-58	326 N 15TH ST	Isaac Saucedo

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2025-00057	429 N 15th St	Isaac Saucedo

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-135	1703 Miami Ct	Isaac Saucedo

0.	Case Number:	CE-2025-00146	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3205 Kentucky Ave		

0.	Case Number:	CE-2025-145	Investigating Officer:	Charmaine Kirkland
	Violation Location:	509 S 8th St A		

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

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

9. **OTHER CASES**

0.	Case Number:	LTCL-2025-79	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2610 Avenue B		

0.	Case Number:	NUIS-2025-8	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2610 Avenue B		

0.	Case Number:	Nuis-2025-10	Investigating Officer:	Isaac Saucedo
	Violation Location:	2706 S 10th St		

0.	Case Number:	NOOP-2025-00089	Investigating Officer:	Isaac Saucedo
	Violation Location:	1804 Avenue D		

0.	Case Number:	LTCL-2025-83	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Tumblin Kling Rd (2434-331-0008-000-2)		

0.	Case Number:	LTCL-2025-84	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	815 Tumblin Kling Rd		

10. **NEW BUSINESS**

11. **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: 05/21/2025

Re: Case# NOOP-2025-100 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-100	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 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware AVE Fort Pierce, FL 34950-8505
Vehicle Owner:	Chirag Kikani

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 Gold Honda Sedan 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 2.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-101 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-101	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 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware AVE Fort Pierce, FL 34950-8505
Vehicle Owner:	Michael Haugabook

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 Nissan Frontier 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 3.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-102 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-102	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 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

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

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 Grey Nissan Sentra 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 4.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-103 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-103	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 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

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

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 Silver Dodge Minivan 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 5.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-104 - TBD (2404-516-0060-000-8)

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

Information

SUBJECT:

Case Number:	NOOP-2025-104	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 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Alma Richardson 720 Delaware AVE Fort Pierce, FL 34950-8505
Vehicle Owner:	Niven Forester Anderson

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 Silver Audi Sedan 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 6.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-105 - 1001 N 16th CT

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

Information

SUBJECT:

Case Number:	NOOP-2025-105	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1001 N 16th CT		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	GABRIELA SANABRIA EMBUS 3301 N COUNTRY CLUB DR AVENTURA, FL 33180
Vehicle Owner:	N/A

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 White Chevy Truck 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 7.

Meeting Date: 05/21/2025

Re: Case # NOOP-2025-106 - 1001 N 16th CT

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

Information

SUBJECT:

Case Number:	NOOP-2025-106	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1001 N 16th CT		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 24, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	GABRIELA SANABRIA EMBUS 3301 N COUNTRY CLUB DR AVENTURA, FL 33180
Vehicle Owner:	N/A

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 Blue Chevy Camero 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, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing

3. B. 8.

Meeting Date: 05/21/2025

Re: Case # CE-2025-155 - 1203 Egret Ave

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

Information

SUBJECT:

Case Number:	CE-2025-155	Investigating Officer:	Charmaine Kirkland
Violation Location:	1203 Egret Ave		

CASE INFORMATION:

Case Type:	Regular - COMPLIED
NOV Issue Date:	March 05, 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 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Fabian Zamora Eunice Zamora 1203 Egret Ave Fort Pierce, FL 34982
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
 - Pressure wash or paint where chipping, deterioration, discoloration and molding have occurred throughout the home.
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: 04/16/2025 04:30 PM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 05/21/2025**Re:** Case # LTCL-2025-80 - 1211 Ormond Ave (2416-602-0174-000-1)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-00080	Investigating Officer:	Charmaine Kirkland
Violation Location:	1211 Ormond Ave (2416-602-0174-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 16, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Efrain Garcia & Salvador Garcia 1214 Ormond Ave Fort Pierce, FL 34950
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b) - Nuisances- Landscaping requirements - for less than 3 acres

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until May 28, 2025 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.

Form Review

Form Started By: Charmaine Kirkland

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

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 05/21/2025**Re:** Case# PK-2025-123 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-00123	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	March 15, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	David Arnold Root
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10322PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/23/2025 09:24 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 05/21/2025

Re: Case # CE-2025-59 - 431 N 15th St

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

Information

SUBJECT:

Case Number:	CE-2025-59	Investigating Officer:	Isaac Saucedo
Violation Location:	431 N 15th St		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 31, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 29, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green card received
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Owner:	Fig Properties Management LLC 2067 SW Americana ST Port St Lucie, FL 34953-1706
Additional Party:	Marie Leopold 431 N 15th ST Fort Pierce, FL 34950

VIOLATIONS:

- 24-19(19) - Furniture kept or stored outdoor
- 24-19(6)(a) - Outside Storage
- 24-19(6)(c) - Outside Storage - Building Materials

RECOMMENDATION:

Form Review

Form Started By: Isaac Saucedo

Started On: 04/04/2025 08:19 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 05/21/2025

Re: Case# CE-2025-257 - 1820 S 30th St

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

Information

SUBJECT:

Case Number:	CE-2025-00257	Investigating Officer:	Charmaine Kirkland
Violation Location:	1820 S 30th St		

CASE INFORMATION:

Case Type:	Regular - CONTINUED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 9, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Raul Calderon 1001 Heron Ave Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

DBH for the pine tree is 8.5" which is under the minimum of 14" for citation

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/16/2025 10:05 AM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 05/21/2025

Re: Case# CE-2025-256 - 1808 Oleander Blvd

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

Information

SUBJECT:

Case Number:	CE-2025-00256	Investigating Officer:	Charmaine Kirkland
Violation Location:	1808 Oleander Blvd		

CASE INFORMATION:

Case Type:	Regular - CONTINUED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Prosperity Management Property LLC 6365 NW Regal Circle Port St Lucie, FL 34983
Additional Party:	Philippe J Alexandre 6365 NW Regal Circle Port St Lucie, FL 33432

VIOLATIONS:

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

RECOMMENDATION:

standard tree already cut case

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/16/2025 10:07 AM

Special Magistrate Hearing

4. 0.

Meeting Date: 05/21/2025

Re: Case # PK-2025-101 - 100 Melody Lane

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

Information

SUBJECT:

Case Number:	PK-2025-101	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 07, 2025
NTA Issue Date:	April 29, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 9, 2025
REPEAT INFO:	

OWNER:

Owner:	Alejandro Bernabe Parera
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10310PK	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: 04/23/2025 09:10 AM

Final Approval Date: 05/13/2025

Special Magistrate Hearing**4. 0.****Meeting Date:** 05/21/2025**Re:** Case# PK-2025-106 - 1 Avenue A**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK-2025-106	Investigating Officer:	Charmaine Kirkland
Violation Location:	1 Avenue A		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 07, 2025
NTA Issue Date:	April 29, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 9, 2025
REPEAT INFO:	

OWNER:

Owner:	Yessy R Matos
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10316PK	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: 04/23/2025 09:12 AM

Final Approval Date: 05/13/2025

Special Magistrate Hearing

4. 0.

Meeting Date: 05/21/2025

Re: Case # PK-2025-120 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-120	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 15, 2025
NTA Issue Date:	April 29, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 9, 2025
REPEAT INFO:	

OWNER:

Owner:	Ashton Lee Lane
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10317PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/13/2025

Started On: 04/23/2025 09:22 AM

Special Magistrate Hearing

4. 0.

Meeting Date: 05/21/2025

Re: Case # PK-2025-125 - South Causeway Park

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

Information

SUBJECT:

Case Number:	PK-2025-00125	Investigating Officer:	Charmaine Kirkland
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 15, 2025
NTA Issue Date:	April 29, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	May 9, 2025
REPEAT INFO:	

OWNER:

Owner:	Kendra Irene Basiliere
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10329PK	34-31(A) Posted No Parking Anytime	\$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: 05/13/2025

Started On: 04/23/2025 09:25 AM

Special Magistrate Hearing

6. 0.

Meeting Date: 05/21/2025

Re: Case# CE-2025-70 - 123 N 15th St

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

Information

SUBJECT:

Case Number:	CE-2025-70	Investigating Officer:	Isaac Saucedo
Violation Location:	123 N 15th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 03, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 29, 2025
NTA Service Method:	Certified mail
Posting Date:	May 9, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Owner:	Ahan Mullings 123 N 15th St Fort Pierce, FL 34950
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 10 days to:
 - Pressure wash and paint where chipping, molding, or deterioration has occurred.
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: 05/13/2025

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

Special Magistrate Hearing

6. 0.

Meeting Date: 05/21/2025

Re: Case# CE-2025-58 - 326 N 15TH ST

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2025-58	326 N 15TH ST	Isaac Saucedo

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: Jan 31, 2025	NOV Service Method: Regular Mail
NTA Issued Date: April 29, 2025	NTA Service Method: Regular Mail
Posting Date: May 2, 2025	Last Inspection Date: May 19, 2025

OWNER:

OWNER: Errol Stewart Errol Stewart Jr 326 N 15th ST Fort Pierce, FL 34950	
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VIOLATIONS:

123-37(12) - Landscape maintenance
 24-19(6)(a) - Nuisances - Outside Storage
 24-19(6)(b) - Any accumulation of the following: Tires
 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 10 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Remove all trash, coolers, storage bins, ladders and all other miscellaneous items located throughout the property.
 - Properly remove and dispose of all tires throughout yard.
 - Repair roof where deterioration has occurred. A permit may be required. If you have any questions, please contact the building department at (772)467-3718.
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: 05/13/2025

Started On: 04/07/2025 10:32 AM

Special Magistrate Hearing

6. 0.

Meeting Date: 05/21/2025

Re: Case # CE-2025-57 - 429 N 15TH ST

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2025-00057	429 N 15th St	Isaac Saucedo

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: Jan 30, 2025	NOV Service Method: Regular Mail
NTA Issued Date: April 29, 2025	NTA Service Method: Regular Mail
Posting Date: May 9, 2025	Last Inspection Date: May 19, 2025

OWNER:

OWNER: Affordable Housing of Florida LLC PO Box 1506 Fort Pierce, FL 34954	ADDITIONAL PARTY: JAMES HATFIELD 122 QUEEN GUINEVERE CT FORT PIERCE, FL 34949
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VIOLATIONS:

123-37(12) - Landscape maintenance
 24-19(19) - Indoor Furniture
 24-19(6)(a) - Outside Storage
 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:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Remove all indoor furniture located under carport to the inside of home.
 - Remove all trash, coolers, storage bins and all other miscellaneous items located throughout the property.
 - Move all garbage containers to the side or the back of property.
 - Repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the building department at (772)467-3718.
 - Pressure wash and paint home were molding, chipping or deterioration has occurred.
 - Repair rotten wood located under carport and all other areas throughout the property. A permit may be required. If you have any questions, please contact the Building Department at (772)467-3718.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Special Magistrate Hearing

6. 0.

Meeting Date: 05/21/2025
Re: Case # CE-2024-135 - 1703 Miami Ct
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-135	1703 Miami Ct	Isaac Saucedo

CASE INFORMATION:

Case Type: Code Enforcement	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 17, 2024	NOV Service Method: Regular Mail
NTA Issued Date: April 29, 202	NTA Service Method: Regular Mail
Posting Date: May 9, 2025	Last Inspection Date: May 19, 2025

OWNER:

OWNER: Anthony A Frangella (EST) 1703 Miami Ct Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.13 - Window, Skylight and Door Frames
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:
 - Repair all deteriorated window frames and doors throughout the house. A permit may be required. If you have any questions, please contact the building department at (772)467-3718.
 - Repair all rotten wood located throughout the house. A permit may be required. If you have any questions, please contact the building department at (772) 467-
 - 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: 05/13/2025

Started On: 04/07/2025 01:51 PM

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3718.

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Special Magistrate Hearing

6. 0.

Meeting Date: 05/21/2025

Re: Case # CE-2025-146 - 3205 Kentucky Ave

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

Information

SUBJECT:

Case Number:	CE-2025-00146	Investigating Officer:	Charmaine Kirkland
Violation Location:	3205 Kentucky Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 29, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green card received on May 6, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Edris Caneus 5832 NW Begonia Ave Port St Lucie, FL 34986
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
 - Pressure wash and paint where chipping, deterioration, discoloration and molding have 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
Final Approval Date: 05/13/2025

Started On: 04/16/2025 04:29 PM

Special Magistrate Hearing**6. 0.****Meeting Date:** 05/21/2025**Re:** Case # CE-2025-145 - 509 S 8th St A**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE-2025-145	Investigating Officer:	Charmaine Kirkland
Violation Location:	509 S 8th St A		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 29, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	May 9, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Sebastian Tosi 509 S 8th St Fort Pierce, FL 34950
Additional Party:	

VIOLATIONS:

24-19(19) - Nuisances: Indoor furniture
 24-19(6)(a)- Nuisances: Outside Storage
 IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to
 - Remove all indoor-style furniture.
 - Remove all outside storage, including trash and debris, construction and building materials.
 - Pressure wash and paint the structure, including the stairwell where chipping, deterioration, discoloration and molding have 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: 04/16/2025 04:31 PM

Final Approval Date: 05/13/2025

Special Magistrate Hearing**9. 0.****Meeting Date:** 05/21/2025**Re:** Case# LTCL-2025-79 - 2610 Avenue B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-79	Investigating Officer:	Charmaine Kirkland
Violation Location:	2610 Avenue B		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 16, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Willie Jacobs Jr (EST) 2610 Avenue B Fort Pierce, FL 34947
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/15/2025 12:37 PM

Final Approval Date: 05/13/2025

Special Magistrate Hearing

9. 0.

Meeting Date: 05/21/2025

Re: Case# NUIS-2025-8 - 2610 Avenue B

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

Information

SUBJECT:

Case Number:	NUIS-2025-8	Investigating Officer:	Charmaine Kirkland
Violation Location:	2610 Avenue B		

CASE INFORMATION:

Case Type:	Nuisance - Vacant Building
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 16, 2025
Last Inspection Date:	May 20, 2025
REPEAT INFO:	

OWNER:

Owner:	Willie Jacobs Jr (EST) 2610 Avenue B Fort Pierce, FL 34947
Additional Party:	

VIOLATIONS:

103-341 - Vacant Buildings: Board up required

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Re-secure all openings, including all doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/13/2025

Started On: 04/16/2025 10:32 AM

Special Magistrate Hearing**9. 0.****Meeting Date:** 05/21/2025**Re:** Case # Nuis-2025-10 - 2706 S 10th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	Nuis-2025-10	Investigating Officer:	Isaac Saucedo
Violation Location:	2706 S 10th St		

CASE INFORMATION:

Case Type:	Nuis - Secure Pool
NOV Issue Date:	April 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 18, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Owner:	Rosemary Rakich 2706 S 10th St Fort Pierce, FL 34982
Additional Party:	EXL LEGAL PLLC: Anna Rosenberg 12425 28th St N Suite 200 St. Petersburg, FL 33716
Additional Party:	Leanne Ohle: 32 SE Ocean Blvd Stuart, FL 34994
Additional Party:	Jay Passer: 3900 1st St N Saint Petersburg, FL 33703

VIOLATIONS:

24-19(5) - Nuisances:

IPMC 303.1 - Pool/Spa 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 7 days to:
 - Properly secure pool.
 - 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

Started On: 04/17/2025 08:59 AM

Final Approval Date: 05/13/2025

Special Magistrate Hearing

9. 0.

Meeting Date: 05/21/2025

Re: Case # Noop-2025-89 - 1804 Avenue D

Information

SUBJECT:

Case Number:	NOOP-2025-00089	Investigating Officer:	Isaac Saucedo
Violation Location:	1804 Avenue D		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	April 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 18, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Owner:	Apostle Faith Church of Jesus Inc 2660 NW 20th St Fort Lauderdale, FL 33311
Additional Party:	

VIOLATIONS:

24-19(15)(c) - 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:
 - Register or remove the white non-operable dodge mini van.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off the property.

Form Review

Form Started By: Isaac Saucedo

Started On: 04/17/2025 03:19 PM

Final Approval Date: 05/13/2025

Special Magistrate Hearing

9. 0.

Meeting Date: 05/21/2025

Re: Case # LTCL-2025-83 - Tumblin Kling Rd (2432-331-0008-000-2)

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

Information

SUBJECT:

Case Number:	LTCL-2025-83	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Tumblin Kling Rd (2434-331-0008-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 22, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Yin's Properties Inc 9080 Peebles RD West Patm Beach, FL 33418-5718
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given **7 days** to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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: 05/13/2025

Started On: 04/22/2025 02:07 PM

Special Magistrate Hearing

9. 0.

Meeting Date: 05/21/2025

Re: Case # LTCL-2025-84 - 815 Tumblin Kling Rd

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

Information

SUBJECT:

Case Number:	LTCL-2025-84	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	815 Tumblin Kling Rd		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 22, 2025
Last Inspection Date:	May 19, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Yin's Properties Inc 9080 Peebles RD West Palm Beach, FL 33418-5718
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 until **7 days** to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 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: 05/13/2025

Started On: 04/22/2025 03:27 PM