

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, June 4, 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.

<b>Case Number:</b>	CE-2025-170	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	604 Beach Ct		

2.

<b>Case Number:</b>	CE-2025-124	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	611 Azalea Ave		

3.

<b>Case Number:</b>	CE-2025-135	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2606 S US Highway 1		

4.

<b>Case Number:</b>	CE-2025-172	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	602 S 9th St		

5.

<b>Case Number:</b>	LTCL-2025-85	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	4696 Okeechobee Rd		

6.

<b>Case Number:</b>	LTCL-2025-97	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	519 Douglas Ct		

7.

<b>Case Number:</b>	NOOP-2025-64	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	637 Texas Ct		

8.

<b>Case Number:</b>	NOOP-2025-66	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	637 Texas Ct		

9.

<b>Case Number:</b>	NOOP-2025-68	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2100 Sunrise Blvd		

10.

<b>Case Number:</b>	NOOP-2025-69	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	531 S US Highway 1		

11.

<b>Case Number:</b>	NOOP-2025-70	<b>Investigating Officer:</b>	Heather Debevec
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<b>Violation Location:</b>	123 S 8th St
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12.	<b>Case Number:</b>	NOOP-2025-73	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	123 S 8th St		

13.	<b>Case Number:</b>	NOOP-2025-75	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	123 S 8th St		

14.	<b>Case Number:</b>	NOOP-2025-76	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	123 S 8th St		

15.	<b>Case Number:</b>	NOOP-2025-121	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	519 Douglas Ct		

16.	<b>Case Number:</b>	NOOP-2025-71	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	123 S 8th St		

17.	<b>Case Number:</b>	NOOP-2025-116	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	905 Hickory St.		

18.	<b>Case Number:</b>	Nuis-2025-10	<b>Investigating Officer:</b>	Isaac Saucedo
	<b>Violation Location:</b>	2706 S 10th St		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

B. **PUBLIC HEARINGS - CITATION APPEALS**

1.	<b>Case Number:</b>	PK-2025-124	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	Jaycee Park		

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.	<b>Case Number:</b>	CE-2025-171	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	713 Easter Ave		

2.	<b>Case Number:</b>	CE-2025-147	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2003 S 30th Street		

3.	<b>Case Number:</b>	CE-2025-108	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2404 Oleander Blvd		

4.	<b>Case Number:</b>	CE-2025-167	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1240 Carlton Ct		

0.	<b>Case Number:</b>	CE-2025-109	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2404 Oleander Blvd		

0.	<b>Case Number:</b>	CE-2025-00111	<b>Investigating Officer:</b>	Heather Debevec
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<b>Violation Location:</b>	2402 Oleander Blvd
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0.	<b>Case Number:</b>	CE-2025-133	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	625 S US Highway 1		

0.	<b>Case Number:</b>	CE-2025-134	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2608 S US Highway 1		

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

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

7. **OTHER CASES**

0.	<b>Case Number:</b>	LTCL-2025-68	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	805 Texas Ct		

0.	<b>Case Number:</b>	NUIS-2025-6	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	516 S 5th St		

0.	<b>Case Number:</b>	LTCL-2025-74	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	534 S 5th St		

0.	<b>Case Number:</b>	NOOP-2025-00108	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1002 Hickory St		

0.	<b>Case Number:</b>	NOOP-2025-00109	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1002 Hickory St		

0.	<b>Case Number:</b>	NOOP-2025-00111	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3209 Hibiscus Ave		

0.	<b>Case Number:</b>	NOOP-2025-00110	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3209 Hibiscus Ave		

0.	<b>Case Number:</b>	NOOP-2025-00107	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	806 Hickory St		

0.	<b>Case Number:</b>	LTCL-2025-00088	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 25th St (2404-710-0063-000-5)		

0.	<b>Case Number:</b>	LTCL-2025-00092	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2553 S Jenkins Rd		

0.	<b>Case Number:</b>	LTCL-2025-00093	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	521 Douglas Ct		

0.	<b>Case Number:</b>	NOOP-2025-115	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1002 Hickory ST		

0.	<b>Case Number:</b>	NOOP-2025-117	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	807 Hickory ST		

0.	<b>Case Number:</b>	NOOP-2025-118	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	3209 Hibiscus Ave		

0.	<b>Case Number:</b>	LTCL-2025-94	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1308 N 15th St		

0.	<b>Case Number:</b>	LTCL-2025-95	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1411 Avenue M		

0.	<b>Case Number:</b>	NUIS-2025-14	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1408 Zephyr Ave		

8. **OLD BUSINESS**

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

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

**Special Magistrate Hearing****3. B. 1.****Meeting Date:** 06/04/2025**Re:** Case# CE-2025-170 - 604 Beach Ct**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	CE-2025-170	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	604 Beach Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - COMPLIED
<b>NOV Issue Date:</b>	March 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Juan Carlos Salazar 604 Beach Ct Fort Pierce, FL 34950
<b>Additional Party:</b>	

**VIOLATIONS:**

125-322(c)(1) - Fences: Height restrictions

**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 and trim all hedges in the front yard to meet the requirements of the code.
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: 04/23/2025 09:30 AM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 06/04/2025

**Re:** Case# CE-2025-124 - 611 Azalea Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-124	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	611 Azalea Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	February 14, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	May 23, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Owner:</b>	John & Janeine O'Connell 11005 W Midway Rd Fort Pierce, FL 34945
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**VIOLATIONS:**

IPMC 302.1 - Sanitation - Sanitation  
IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

30 days to repair the trim of the roof where boards are missing and rotting. clean or paint if needed the areas of discoloration on the home or \$100 per day

**Form Review**

Form Started By: Heather Debevec

Started On: 04/10/2025 01:36 PM

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 06/04/2025**Re:** Case# CE-2025-135 - 2606 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	CE-2025-135	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2606 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	February 25, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green card received
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Palm Beach AVR LLC 518 Les Jardin DR Palm Beach Gardens, FL 33410
<b>Additional Party:</b>	Palm Beach AVR LLC 1312 Commerce LN 17 A Jupiter, FL 33458
<b>Additional Party:</b>	Registered Agent Solutions, INC., 2894 Remington Green LN SUITE A Tallahassee, FL 32308

**VIOLATIONS:**

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties  
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:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance.
  - Repair the fence where boards are missing and damaged.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/10/2025 11:29 AM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 06/04/2025

**Re:** Case# CE-2025-172 - 602 S 9th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-172	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	602 S 9th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - COMPLIED
<b>NOV Issue Date:</b>	March 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Krista L Hall 602 S 9th St Fort Pierce, FL 34950
<b>Additional Party:</b>	

**VIOLATIONS:**

123-37(12) - Landscape maintenance  
126-322(c)(1) - Fences: Height restrictions

**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.
  - Cut and trim all hedges in the front yard to meet the requirements of the code.
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: 04/23/2025 09:29 AM

**Special Magistrate Hearing****3. B. 5.****Meeting Date:** 06/04/2025**Re:** Case # LTCL-2025-85- 4696 Okeechobee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	LTCL-2025-85	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	4696 Okeechobee Rd		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	April 24, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 24, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 24, 2025
<b>Last Inspection Date:</b>	June 02, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	4696 Okeechobee LLC 10546 Versailles Blvd Wellington, FL 33449
<b>Additional Party:</b>	Corporate Creations Network Inc 801 US Highway 1 North Palm Beach, FL 33408

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that if 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 June 11, 2025, to:
  - Per the Notice of Violation, remove the diseased tree.
2. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 04/24/2025 11:44 AM

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 06/04/2025

**Re:** Case # LTCL-2025-97- 519 Douglas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-97	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	519 Douglas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	May 02, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 08, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 08, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	2nd Generation Building Corporation 966 Leonardo Cir Port St Lucie, FL 34986
<b>Additional Party:</b>	Joseph Basso 966 Leonardo Cir Port St Lucie, FL 34986

**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**

**Special Magistrate Hearing**

**3. B. 7.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-64 - 637 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-64	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	637 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicles - COMPLIED
<b>NOV Issue Date:</b>	March 28, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 1, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Owner:</b>	Rowtee Nepal 649 TEXAS CT FORT PIERCE, FL 34950
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**VIOLATIONS:**

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

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally oepable or removed, or the City will have the vehicles removed.

**Form Review**

Form Started By: Heather Debevec

Started On: 03/28/2025 03:30 PM

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-66 - 637 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-66	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	637 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	March 28, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 1, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Rowtee Nepal 649 TEXAS CT FORT PIERCE, FL 34950
<b>Additional Party:</b>	

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative motor vehicles,

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable or removed, or the city will have the vehicles towed.

**Form Review**

Form Started By: Heather Debevec

Started On: 03/28/2025 04:11 PM

**Special Magistrate Hearing**

**3. B. 9.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-68 - 2100 Sunrise Blvd

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-68	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2100 Sunrise Blvd		

**CASE INFORMATION:**

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

**OWNER:**

<b>Owner:</b>	Malinska Cargo Shipping LLC 116 Newton RD West Park, FL 3302
<b>Additional Party:</b>	Bazile Jean 714 Grandview BLVD Fort Pierce, FL 34982

**VIOLATIONS:**

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

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable or the City will tow it.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/02/2025 04:50 PM

**Special Magistrate Hearing**

**3. B. 10.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-69 - 531 S US Highway 1

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-69	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	531 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	April 3, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 7, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 7, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	HANDJ LLC 820 SW Del Rio BLVD Port Saint Lucie, FL 34953
<b>Additional Party:</b>	LG Accounting & Tax Solutions, Inc 3125 SW Mapp RD Palm City, FL 34990

**VIOLATIONS:**

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

**RECOMMENDATION:**

7 days to remove the non operative vehicle and th eparts around it or \$100 a day and the City will have it towed

**Form Review**

Form Started By: Heather Debevec

Started On: 04/03/2025 02:21 PM

**Special Magistrate Hearing**

**3. B. 11.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-70 - 123 S 8th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-70	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 S 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 10, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 15, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Fort Pierce Haitian United Methodist Church 735 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Jean Toussaint, Trustee 812 Boston Ave Fort Pierce, FL 34950

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable on a public roadway or the City will have them towed.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/10/2025 03:24 PM

**Special Magistrate Hearing**

**3. B. 12.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-73 - 123 S 8th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-73	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 S 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 10, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 15, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Fort Pierce Haitian United Methodist Church 735 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Jean Toussaint, Trustee 812 Boston AVE Fort Pierce, FL 34950

**VIOLATIONS:**

4-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable on a public roadway or the City will have it towed

**Form Review**

Form Started By: Heather Debevec

Started On: 04/10/2025 04:24 PM

**Special Magistrate Hearing**

**3. B. 13.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-75 - 123 S 8th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-75	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 S 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 10, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 15, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Fort Pierce Haitian United Methodist Church 735 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Jean Toussaint, Trustee 812 Boston AVE Fort Pierce, FL 34950

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable for a public roadway or the City will have them towed

**Form Review**

Form Started By: Heather Debevec

Started On: 04/11/2025 08:57 AM

**Special Magistrate Hearing**

**3. B. 14.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-76 - 123 S 8th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-76	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 S 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 11, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 15, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Fort Pierce Haitian United Methodist Church 735 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Jean Toussaint, Trustee 812 Boston AVE Fort Pierce, FL 34950

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable on a public roadway or the City will have them towed

**Form Review**

Form Started By: Heather Debevec

Started On: 04/11/2025 09:27 AM

**Special Magistrate Hearing**

**3. B. 15.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-121 - 519 Douglas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-121	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	519 Douglas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	May 02, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 08, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 08, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	2nd Generation Building Corporation 966 NW Leonardo Cir Port St Lucie, FL 34986
<b>Additional Party:</b>	Joseph Basso

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**3. B. 16.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-71 - 123 S 8th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-71	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 S 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 10, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 15, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Fort Pierce Haitian United Methodist Church 735 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Jean Toussaint, Trustee 812 Boston AVE Fort Pierce, FL 34950

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles

**RECOMMENDATION:**

7 days to ensure all vehicles are safely and legally operable on a public roadway or the City will have them towed.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/10/2025 03:51 PM

**Special Magistrate Hearing**

**3. B. 17.**

**Meeting Date:** 06/04/2025

**Re:** Case# NOOP-2025-116 - 905 Hickory St.

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-116	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	905 Hickory St.		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle - COMPLIED
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Property Owner:</b>	Helen Stevens 9651 Polar St. New Port Richey, FL 34654
<b>Vehicle Owner:</b>	Helen Russakis

**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 Green Cadillac El Dorado 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. 18.****Meeting Date:** 06/04/2025**Re:** Case # Nuis-2025-10 - 2706 S 10th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Owner:</b>	Rosemary Rakich 2706 S 10th St Fort Pierce, FL 34982
<b>Additional Party:</b>	EXL LEGAL PLLC: Anna Rosenberg 12425 28th St N Suite 200 St. Petersburg, FL 33716
<b>Additional Party:</b>	Leanne Ohle: 32 SE Ocean Blvd Stuart, FL 34994
<b>Additional Party:</b>	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: 05/21/2025

**Special Magistrate Hearing**

**4. B. 1.**

**Meeting Date:** 06/04/2025

**Re:** Case # PK-2025-124- Jaycee Park

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-124	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Citation Dispute
<b>Citation Issue Date:</b>	April 15, 2025
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Arthur Burgess
<b>Additional Party:</b>	

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10324PK	34-31(A) Improper Parking	\$50.00	\$10.00		\$60.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$60.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 04/16/2025 10:34 AM

**Special Magistrate Hearing****4. C. 1.****Meeting Date:** 06/04/2025**Re:** Case# CE-2025-171 - 713 Easter Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	CE-2025-171	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	713 Easter Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	March 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	May 23, 2025
<b>Last Inspection Date:</b>	June 03, 2025

**OWNER:**

<b>Owner:</b>	Irene A Szedlmayer 713 Easter Ave Fort Pierce, FL 34950
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**VIOLATIONS:**

123-37(12) - Landscape maintenance  
 125-322(c)(1) - Fences: Height restrictions  
 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:
  - Cut the grass and trim all the landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
  - Cut and trim all hedges in the front yard to meet the requirements of the code.
  - Pressure wash or paint where chipping, discoloration, deterioration 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: 04/23/2025 09:31 AM

**Special Magistrate Hearing**

**4. C. 2.**

**Meeting Date:** 06/04/2025

**Re:** Case # CE-2025-147 - 2003 S 30th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-147	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2003 S 30th Street		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	March 04, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	March 13, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	Green card received
<b>Last Inspection Date:</b>	April 01, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Roselyn Holdings LLC 507 S 33rd Street Fort Pierce, FL 34947
<b>Additional Party:</b>	

**VIOLATIONS:**

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

**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 maximum amount of \$5,000.00. (One (1) Live Oak Tree of 48" DBH x \$250.00 = \$12,000.00) The money from the fine is requested to go to the City Tree Fund.
2. Failure to pay such a fine within 30 days will result in a lien being placed against the property.

**Form Review**

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

Started On: 03/05/2025 08:32 AM

**Special Magistrate Hearing****4. C. 3.****Meeting Date:** 06/04/2025**Re:** Case # CE-2025-108 - 2404 Oleander Blvd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	CE-2025-108	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2404 Oleander Blvd		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	February 11, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green card received
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Joan Stevenson (EST) 2404 Oleander BLVD Fort Pierce, FL 34982
<b>Additional Party:</b>	

**VIOLATIONS:**

30-28(c) - Containers  
 IPMC 302.7 - Accessory Structures  
 IPMC 304.1 - Exterior Structure  
 IPMC 304.13 - Window, Skylight and Door Frames

**RECOMMENDATION:**

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

1. The violator(s) be 30 days to:
  - Store waste bins to the side or rear of the home.
  - Repair the fence and cement planter.
  - Replace all the rotting wood on the property.
  - Replace the broken window.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
 Final Approval Date: 05/27/2025

Started On: 04/09/2025 02:46 PM

**Special Magistrate Hearing**

**4. C. 4.**

**Meeting Date:** 06/04/2025

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

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-167	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1240 Carlton Ct		

**CASE INFORMATION:**

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

**OWNER:**

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

**VIOLATIONS:**

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

**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 \$10,000.00.
2. Failure to pay such a fine within 30 days will result in a lien being placed against the property.

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

**Form Review**

Form Started By: Heather Debevec

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

Final Approval Date: 05/27/2025

**Special Magistrate Hearing**

0.

**Meeting Date:** 06/04/2025

**Re:** Case# CE-2025-109 - 2404 Oleander Blvd

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-109	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2404 Oleander Blvd		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	February 11, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green card received
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Owner:</b>	.loan Stevenson (EST) 2404 Oleander BLVD Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**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 15 days to:
  - Remove the fallen trees.
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 05/27/2025

Started On: 04/09/2025 02:55 PM

**Special Magistrate Hearing**

0.

**Meeting Date:** 06/04/2025

**Re:** Case # CE-2025-111 - 2402 Oleander Blvd

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-00111	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2402 Oleander Blvd		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	February 11, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Nickolaos V & Pamela A Kapsis Jr 2402 Oleander BLVD Fort Pierce, FL 34982
<b>Additional Party:</b>	

**VIOLATIONS:**

- 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish
- IPMC 304.1- Exterior Structure
- IPMC 304.13 - Window, Skylight and Door frames
- IPMC 304.2 - Protective Treatment
- IPMC 304.3 - Address identification
- IPMC 304.7 - Roofs and Drainage

**RECOMMENDATION:**

he 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:
  - Place into a shed, enclosed garage, or remove boards, buckets, boxes, and other loose items from the outside of the home.
  - Pressure wash and paint the discolored and peeling areas of both the home and the shed.
  - Repair or replace the missing and broken siding on the property.
  - Repair or replace all broken and missing windows on the property.
  - Repair the roof and fascia on the shed where it is sagging and deteriorating.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

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

Final Approval Date: 05/27/2025

**Special Magistrate Hearing**

0.

**Meeting Date:** 06/04/2025

**Re:** Case# CE-2025-133 - 625 S US Highway 1

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-133	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	625 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	February 25, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 9, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green card received
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	MJG Investments LLC 2989 SE MONROE ST STUART, FL 34997
<b>Additional Party:</b>	JOHN MCGLYNN III, 729 SW FEDERAL HWY SUITE 102 STUART, FL 34994

**VIOLATIONS:**

117-3(b)- Signs: Vacant premises  
 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties  
 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 15 days to:
  - Remove the signage for the businesses that are no longer present.
  - Clean the weeds from around the building.
  - Remove the shutters from the windows.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
 Final Approval Date: 05/27/2025

Started On: 04/09/2025 03:37 PM

**Special Magistrate Hearing**

0.

**Meeting Date:** 06/04/2025

**Re:** Case # CE-2025-134 - 2608 S US Highway 1

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-134	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2608 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - PULLED BY STAFF
<b>NOV Issue Date:</b>	February 25, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Bogue Hill Properties LLC 501 SW 27TH AVE Fort Lauderdale, FL 33312
<b>Additional Party:</b>	Maha McIntosh 501 SW 27TH AVE Fort Lauderdale, FL 33312

**VIOLATIONS:**

- 117-3(b) - Signs: Maintenance
- 117-3(b) - Signs: Vacant premises
- 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
- 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish
- 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 until July 5, 2025 to
  - Place blank sign faces in the aerial sign holder.
  - Remove all signs for businesses no longer operating at this location.
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code and remove all trash and debris including landscape debris generated from bringing the property into compliance.
  - Remove all loose items from the entire property.
  - Paint the rusting areas on the aerial sign poles and the peeling areas on the building.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case# LTCL-2025-68 - 805 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-68	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	805 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	March 28, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 1, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Owner:</b>	Vanessa Ewen 805 TEXAS CT FORT PIERCE, FL 34950
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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:
  - 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: Heather Debevec  
Final Approval Date: 05/27/2025

Started On: 03/28/2025 04:47 PM

**Special Magistrate Hearing**

**7.0.**

**Meeting Date:** 06/04/2025

**Re:** Case# NUIS-2025-6 - 516 S 5th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-6	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	516 S 5th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Board Up
<b>NOV Issue Date:</b>	April 3, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 7, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 7, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Housing Inc 511 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Saxon, Bernice SESQ Saxon Gilmore & Carraway PA 201 E Kennedy BLVD Suite 600 Tampa, FL 33602

**VIOLATIONS:**

103-341 - Vacant buildings: Board up required  
IPMC 301.3 - Vacant Structures and land

**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: Heather Debevec  
Final Approval Date: 05/27/2025

Started On: 04/03/2025 10:26 AM

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case# LTCL-2025-74 - 534 S 5th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-74	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	534 S 5th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	April 3, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 7, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 7, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Elan Valor LLC 531 S US Highway 1 Suite C Fort Pierce, FL 34950
<b>Additional Party:</b>	Thomas Anderson 531 S US Highway 1 Unit A-2 Fort Pierce, FL 34950

**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.
  - Clean off the fence lines
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Heather Debevec

Started On: 04/03/2025 01:33 PM

Final Approval Date: 05/27/2025

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-00108 - 1002 Hickory St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-00108	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1002 Hickory St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Lizzie M Duncan( EST) Mattie C Smith 1002 Hickory St Fort Pierce, FL 34947
<b>Additional Party:</b>	Mattie C Smith

**VIOLATIONS:**

24-19(15)(c)- Nuisances, Non-Operative 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 all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-00109 - 1002 Hickory St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-00109	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1002 Hickory St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Lizzie M Duncan(EST) Mattie C Smith 1002 Hickory St Fort Pierce, FL 34947
<b>Additional Party:</b>	Mattie C Smith

**VIOLATIONS:**

24-19(15)(C) Nuisances, Non-Operative Vehicles

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-00111- 3209 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-00111	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3209 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Christy Woods 3209 Hibiscus Ave Fort Pierce, FL 34947
<b>Additional Party:</b>	Alisha Shenice Hinds

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7.0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-00110- 3209 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-00110	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3209 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative vehicle
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Christy Woods 3209 Hibiscus Ave Fort Pierce, FL 34947
<b>Additional Party:</b>	Antwan Marquise Anderson Jr

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-00107- 806 Hickory St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-00107	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	806 Hickory St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Samuel Dwight Lloyd 806 Hickory St Fort Pierce, FL 34947
<b>Additional Party:</b>	

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # LTCL-2025-00088 - N 25th St 2404-710-0063-000-5

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-00088	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 25th St (2404-710-0063-000-5)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	May 01, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Julia Richardson (EST) Willie Leroy Jackson Mary Smith Jackson 2011 San Diego Ave Fort Pierce, FL 34946
<b>Additional Party:</b>	

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case #LTCL-2025-00092-2553 S Jenkins RD

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-00092	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2553 S Jenkins Rd		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	May 02, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Crown Castle Towers 06-2 LLC 8020 Katy Fwy Houston, TX 77204
<b>Additional Party:</b>	CT Corporation System 1200 S Pine St Plantation, FL 33324

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # LTCL-2025-00093 - 521 Douglas CT

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-00093	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	521 Douglas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	May 02, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 07, 2025
<b>Last Inspection Date:</b>	June 03, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	2nd Generation Building Corporation 966 NW Leonardo Cir Port St Lucie, FL 34986
<b>Additional Party:</b>	Joseph Basso 966 NW Leonardo Cir Port St Lucie, FL 34986

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given until June 11, 2025 to:
  - Per the Notice of Violation, \_\_\_\_\_
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 05/06/2025 01:03 PM

**Special Magistrate Hearing****7. 0.****Meeting Date:** 06/04/2025**Re:** Case# NOOP-2025-115 - 1002 Hickory ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	NOOP-2025-115	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1002 Hickory ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Property Owner:</b>	Lizzie M Duncan (EST) Mattie C Smith 1002 Hickory St Fort Pierce, FL 34947-7267
<b>Vehicle Owner:</b>	Patricia Duncan

**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 Chrysler PT Cruiser 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**

Form Started By: Manuel Fernandez, Jr.

Started On: 05/13/2025 10:09 AM

Final Approval Date: 05/27/2025

**Special Magistrate Hearing****7. 0.****Meeting Date:** 06/04/2025**Re:** Case # NOOP-2025-117 - 807 Hickory ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	NOOP-2025-117	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	807 Hickory ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Property Owner:</b>	Angelere Jean-Gilles 807 Hickory ST Fort Pierce, FL 34947
<b>Vehicle Owner:</b>	Angelere Jean-Gilles

**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 Chevy Malibu 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**

Form Started By: Manuel Fernandez, Jr.

Started On: 05/19/2025 08:19 AM

Final Approval Date: 05/27/2025

**Special Magistrate Hearing**

**7.0.**

**Meeting Date:** 06/04/2025

**Re:** Case # NOOP-2025-118 - 3209 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-118	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	3209 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Property Owner:</b>	Christy Woods 3209 Hibiscus Ave Fort Pierce, FL 34947
<b>Vehicle Owner:</b>	Christy Woods

**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 Dodge Ram 1500 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**

Form Started By: Manuel Fernandez, Jr.

Started On: 05/19/2025 08:20 AM

Final Approval Date: 05/27/2025

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case # LTCL-2025-94 - 1308 N 15th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-94	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1308 N 15th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Property Owner:</b>	Treasure Coast Rentals RG Properties LLC 1717 Orange AVE Unit 4170 Fort Pierce, FL 34948-2460
<b>Registered Agent:</b>	MARITZA GODFREY 4137 WORLINGTON TERRACE FORT PIERCE, FL 34947

**VIOLATIONS:**

24-19(11)(a)(b) - Nuisances: Landscaping requirement 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: 05/27/2025

Started On: 05/19/2025 08:21 AM

**Special Magistrate Hearing**

**7. 0.**

**Meeting Date:** 06/04/2025

**Re:** Case# LTCL-2025-95 - 1411 Avenue M

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-95	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1411 Avenue M		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Property Owner:</b>	Stevie Anderson 1343 SW Prairie Cir Port St. Lucie, FL 34953
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**VIOLATIONS:**

24-19(11)(a)(b) - Nuisances: Landscaping requirement 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: 05/27/2025

Started On: 05/19/2025 08:22 AM

**Special Magistrate Hearing****7.0.****Meeting Date:** 06/04/2025**Re:** Case# NUIS-2025-14 - 1408 Zephyr Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	NUIS-2025-14	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 Zephyr Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Board-Up
<b>NOV Issue Date:</b>	May 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 14, 2025
<b>Last Inspection Date:</b>	June 2, 2025

**OWNER:**

<b>Property Owner:</b>	LL3 Holdings Group LLC 5475 NW Saint James DR # 228 Port St. Lucie, FL 34983
<b>Registered Agent:</b>	Linnes Finney Jr. 10960 Pine Creek LN Port St. Lucie, FL 34984

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement Program.
3. The violator(s) be given 7 days to:
  - Secure all openings, including doors, windows.
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.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
 Final Approval Date: 05/27/2025

Started On: 05/19/2025 08:23 AM