

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 18, 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:	NUIS-2025-12	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2627 S Jenkins Rd		

2.	Case Number:	PK-2025-172	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

3.	Case Number:	PK-2025-173	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

4.	Case Number:	PK-2025-175	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

5.	Case Number:	PK-2025-171	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

6.	Case Number:	PK-2025-201	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

7.	Case Number:	PK-2025-202	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

8.	Case Number:	NOOP-2025-122	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	903 Avenue C		

9.	Case Number:	CE-2025-115	Investigating Officer:	Heather Debevec
	Violation Location:	506 Azalea Ave		

10.	Case Number:	CE-2025-138	Investigating Officer:	Heather Debevec
	Violation Location:	825 Seaway Dr #2		

11.	Case Number:	CE-2025-139	Investigating Officer:	Heather Debevec
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Violation Location:	825 Seaway Dr #3
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12.	Case Number:	CE - 2025-149	Investigating Officer:	Heather Debevec
	Violation Location:	4051 S US Highway 1		

13.	Case Number:	NOOP-2025-82	Investigating Officer:	Heather Debevec
	Violation Location:	226 Hialeah Ave		

14.	Case Number:	NOOP-2025-94	Investigating Officer:	Heather Debevec
	Violation Location:	602 S US Highway 1		

15.	Case Number:	NOOP-2025-96	Investigating Officer:	Heather Debevec
	Violation Location:	602 S US Highway 1		

16.	Case Number:	NOOP-2025-98	Investigating Officer:	Heather Debevec
	Violation Location:	602 S US Highway 1		

17.	Case Number:	LTCL-2025-81	Investigating Officer:	Heather Debevec
	Violation Location:	118 Hialeah Ave		

18.	Case Number:	NOOP-2025-112	Investigating Officer:	Heather Debevec
	Violation Location:	S US Highway 1 (2422-601-0010-0103)		

19.	Case Number:	NUIS-2025-9	Investigating Officer:	Heather Debevec
	Violation Location:	118 Hialeah Ave		

20.	Case Number:	NOOP-2025-99	Investigating Officer:	Heather Debevec
	Violation Location:	602 S US Highway 1		

21.	Case Number:	LTCL-2025-82	Investigating Officer:	Heather Debevec
	Violation Location:	530 N 7th St		

22.	Case Number:	NUIS-2025-11	Investigating Officer:	Heather Debevec
	Violation Location:	530 N 7th St		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK-2025-164	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

2.	Case Number:	PK-2025-168	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

3.	Case Number:	PK-2025-174	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

4.	Case Number:	PK-2025-197	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

5.	Case Number:	PK-2025-176	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

B. PUBLIC HEARINGS - CITATION APPEALS

C. PUBLIC HEARINGS - VIOLATION CASES

1.	Case Number:	CE-2025-120	Investigating Officer:	Heather Debevec
	Violation Location:	603 Azalea Ave		

2.	Case Number:	CE-2025-152	Investigating Officer:	Heather Debevec
	Violation Location:	309 Granada St		

3.	Case Number:	CE-2025-140	Investigating Officer:	Heather Debevec
	Violation Location:	825 Seaway Dr #7		

D. OTHER CASES

1.	Case Number:	LTCL-2025-100	Investigating Officer:	Manuel Fernandez Jr
	Violation Location:	903 Avenue C		

2.	Case Number:	LTCL-2025-98	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jersey Ave (2417-502-0018-000-6)		

3.	Case Number:	NUIS-2025-16	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Avenue M		

4.	Case Number:	LTCL-2025-103	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jersey Ave (2417-501-0015-000-2)		

5.	Case Number:	LTCL-2025-101	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3403 Delaware Ave		

6.	Case Number:	NOOP-2025-83	Investigating Officer:	Heather Debevec
	Violation Location:	214 Hialeah Ave		

7.	Case Number:	NOOP-2025-84	Investigating Officer:	Heather Debevec
	Violation Location:	214 Hialeah Ave		

8.	Case Number:	NOOP-2025-85	Investigating Officer:	Heather Debevec
	Violation Location:	214 Hialeah Ave		

9.	Case Number:	NOOP-2025-81	Investigating Officer:	Heather Debevec
	Violation Location:	226 Hialeah Ave		

10.	Case Number:	LTCL-2025-86	Investigating Officer:	Heather Debevec
	Violation Location:	US Highway 1 (1433-440-0001-0404)		

5. OLD BUSINESS

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

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

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

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

Special Magistrate Hearing - 9:00AM

3. B. 1.

Meeting Date: 06/18/2025

Re: Case # NUIS-2025-12 - 2627 S Jenkins Rd

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

Information

SUBJECT:

Case Number:	NUIS-2025-12	Investigating Officer:	Charmaine Kirkland
Violation Location:	2627 S Jenkins Rd		

CASE INFORMATION:

Case Type:	Nuisance Abatement - COMPLIED
NOV Issue Date:	May 01, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 15, 2025
Last Inspection Date:	June 17, 2025
REPEAT INFO:	

OWNER:

Owner:	WestCity FP Shops LLC 9293 NW 15th St Coral Springs, FL 33071
Additional Party:	Bruce Pender 9293 NW 15th St Coral Springs, FL 33071

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 10 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: 06/10/2025

Started On: 05/14/2025 01:06 PM

Special Magistrate Hearing - 9:00AM

3. B. 2.

Meeting Date: 06/18/2025

Re: Case # PK-2025-172 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-172	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	April 5, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Nichole Marie Aponte
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10343PK	34-31(C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 12:52 PM

Special Magistrate Hearing - 9:00AM

3. B. 3.

Meeting Date: 06/18/2025

Re: Case # PK-2025-173 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-173	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	April 5, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Manuel Rey
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10344PK	34-31(C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 12:55 PM

Special Magistrate Hearing - 9:00AM

3. B. 4.

Meeting Date: 06/18/2025

Re: Case# PK-2025-175 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-175	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	April 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Timothy James Caffey Christine Marie Caffey
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10346PK	34-31(C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine 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: 06/10/2025

Started On: 05/22/2025 12:58 PM

Special Magistrate Hearing - 9:00AM

3. B. 5.

Meeting Date: 06/18/2025

Re: Case# PK-2025-171 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-171	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	Apr 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified and regular mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Enrique Javier Rosado
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10342PK	34-31(C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine 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: 06/10/2025

Started On: 05/22/2025 12:51 PM

Special Magistrate Hearing - 9:00AM

3. B. 6.

Meeting Date: 06/18/2025

Re: Case# PK-2025-201 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-201	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	April 12, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Alexis Shaquille Franklin
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17557PK	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 will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 01:03 PM

Special Magistrate Hearing - 9:00AM

3. B. 7.

Meeting Date: 06/18/2025

Re: Case# PK-2025-202 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-202	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	April 12, 2025
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Alexis Dianne Jaworski James Robert Allen Crabtree
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17558PK	34-31(C) Boat & Trailer Parking Only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 01:04 PM

Special Magistrate Hearing - 9:00AM

3. B. 8.

Meeting Date: 06/18/2025

Re: Case# NOOP-2025-122 - 903 Avenue C

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

Information

SUBJECT:

Case Number:	NOOP-2025-122	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	903 Avenue C		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	May 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 20, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 20, 2025
Last Inspection Date:	June 16, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Marjorie Elizabeth Jackson Rufus Alexander (EST) Percy S Alexander Jr 9702 Universal BLVD Apt 123 Orlando, FL 32819-8733
Vehicle Owner:	Arcelia Lozano

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 Ford 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 tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 06/10/2025

Started On: 05/29/2025 10:03 AM

Special Magistrate Hearing - 9:00AM

3. B. 9.

Meeting Date: 06/18/2025

Re: Case # CE-2025-115 - 506 Azalea Ave

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

Information

SUBJECT:

Case Number:	CE-2025-115	Investigating Officer:	Heather Debevec
Violation Location:	506 Azalea Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	June 16, 2025
REPEAT INFO:	

OWNER:

Owner:	Southern Paradise Properties LLC 1955 S Jenkins RD Fort Pierce, FL 34947
Additional Party:	Michael Ferraro 1955 S Jenkins RD Fort Pierce, FL 34947

VIOLATIONS:

- IPMC 304.2 - Protective Treatment
- IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

30 days to have the home painted where peeling, discolored, and bare wood is showing through and to fully open all shutters or \$250 per day

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:
 - Paint the home where peeling, discolored, and bare wood is showing through.
 - Fully open all shutters.
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: 06/10/2025

Started On: 04/16/2025 01:24 PM

Special Magistrate Hearing - 9:00AM

3. B. 10.

Meeting Date: 06/18/2025

Re: Case # CE-2025-138 - 825 Seaway Dr #2

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

Information

SUBJECT:

Case Number:	CE-2025-138	Investigating Officer:	Heather Debevec
Violation Location:	825 Seaway Dr #2		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	February 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Foxy Nails and Spa 825 SEAWAY DR 2 FORT PIERCE, FL 34949
Additional Party:	Destinny Tran 6545 Pine LN Vero Beach, FL 32967

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

1. The violator(s) be given 10 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

Started On: 04/21/2025 01:52 PM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM

3. B. 11.

Meeting Date: 06/18/2025

Re: Case # CE-2025-139 - 825 Seaway Dr #3

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

Information

SUBJECT:

Case Number:	CE-2025-139	Investigating Officer:	Heather Debevec
Violation Location:	825 Seaway Dr #3		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	February 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Title Services of Florida LLC 825 SEAWAY DR 3 FORT PIERCE, FL 34949
Additional Party:	Paul Fouriner 2130 W Brandon BLVD STE103 Brandon, FL 33511

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

1. The violator(s) be given 10 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

Started On: 04/21/2025 02:10 PM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM**3. B. 12.****Meeting Date:** 06/18/2025**Re:** Case# CE-2025-149 - 4051 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	CE - 2025-149	Investigating Officer:	Heather Debevec
Violation Location:	4051 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	December 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Paradise Trading Group 4051 S US HIGHWAY 1 FORT PIERCE, FL 34982
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VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

1. The violator(s) be given 10 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

Started On: 04/21/2025 11:42 AM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM

3. B. 13.

Meeting Date: 06/18/2025

Re: Case # NOOP-2025-82 - 226 Hialeah Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-82	Investigating Officer:	Heather Debevec
Violation Location:	226 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles - COMPLIED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Nicolas Reynoso Alvarado & Shekela Reynoso 226 Hialeah AVE Fort Pierce, FL 34982
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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
Final Approval Date: 06/10/2025

Started On: 04/14/2025 03:32 PM

Special Magistrate Hearing - 9:00AM

3. B. 14.

Meeting Date: 06/18/2025

Re: Case # NOOP-2025-94 - 602 S US Highway 1

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

Information

SUBJECT:

Case Number:	NOOP-2025-94	Investigating Officer:	Heather Debevec
Violation Location:	602 S US Highway 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	April 18, 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:	June 16, 2025
REPEAT INFO:	

OWNER:

Owner:	Simgee Global Group LLC 4010 SW Kallen ST Port Saint Lucie, FL 34953
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/18/2025 11:40 AM

Special Magistrate Hearing - 9:00AM

3. B. 15.

Meeting Date: 06/18/2025

Re: Case# NOOP-2025-96 - 602 S US Highway 1

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

Information

SUBJECT:

Case Number:	NOOP-2025-96	Investigating Officer:	Heather Debevec
Violation Location:	602 S US Highway 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	April 18, 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:	June 16, 2025
REPEAT INFO:	

OWNER:

Owner:	Simgee Global Group LLC 4010 SW Kallen ST Port Saint Lucie, FL 34953
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/18/2025 01:37 PM

Special Magistrate Hearing - 9:00AM

3. B. 16.

Meeting Date: 06/18/2025

Re: Case # NOOP-2025-98 - 602 S US Highway 1

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

Information

SUBJECT:

Case Number:	NOOP-2025-98	Investigating Officer:	Heather Debevec
Violation Location:	602 S US Highway 1		

CASE INFORMATION:

Case Type:	NonOperative Vehicle - COMPLIED
NOV Issue Date:	April 18, 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:	June 16, 2025
REPEAT INFO:	

OWNER:

Owner:	Simgee Global Group LLC 4010 SW Kallen ST Port Saint Lucie, FL 34953
Additional Party:	

VIOLATIONS:

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

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
Final Approval Date: 06/10/2025

Started On: 04/18/2025 01:55 PM

Special Magistrate Hearing - 9:00AM

3. B. 17.

Meeting Date: 06/18/2025

Re: Case # LTCL-2025-81 - 118 Hialeah Ave

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

Information

SUBJECT:

Case Number:	LTCL-2025-81	Investigating Officer:	Heather Debevec
Violation Location:	118 Hialeah Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	April 15, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025
REPEAT INFO:	

OWNER:

Owner:	Affordable Housing of Florida c/o Rick Crammer PO Box 1506 Fort Pierce, FL 34954
Additional Party:	James Hatfield 122 Queen Guinevere CT Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

7 days to have the property cut according to the ordinance and all trash / debris removed or \$100 per day and the City will bid it out.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/15/2025 02:53 PM

Special Magistrate Hearing - 9:00AM

3. B. 18.

Meeting Date: 06/18/2025

Re: Case# NOOP-2025-112 - S US Highway 1 (2422-601-0010-0103)

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

Information

SUBJECT:

Case Number:	NOOP-2025-112	Investigating Officer:	Heather Debevec
Violation Location:	S US Highway 1 (2422-601-0010-0103)		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	April 30, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	May 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 1, 2025
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Palm Beach AVR LLC 518 Les Jardin DR Palm Beach Gardens, FL 33410
Additional Party:	Palm Beach AVR LLC 1312 Commerce Lane Unit # 17A Jupiter, FL 33458
Additional Party:	Registered Agent Solutions Inc 2894 Remington Green LN Suite A Tallahassee, FL 32308

VIOLATIONS:

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

RECOMMENDATION:

7 days to remove the vehicle from the property or it the City will have it towed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 05/01/2025 08:32 AM

Special Magistrate Hearing - 9:00AM

3. B. 19.

Meeting Date: 06/18/2025

Re: Case # NUIS-2025-9 - 118 Hialeah Ave

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

Information

SUBJECT:

Case Number:	NUIS-2025-9	Investigating Officer:	Heather Debevec
Violation Location:	118 Hialeah Ave		

CASE INFORMATION:

Case Type:	Board Up - COMPLIED
NOV Issue Date:	April 15, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Affordable Housing of Florida c/o Rick Crammer PO Box 1506 Fort Pierce, FL 34954
Additional Party:	James Hatfield 122 Queen Guinevere CT Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

7 days to have the property properly boarded up or \$100 per day and the City will bid it out.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/15/2025 03:16 PM

Special Magistrate Hearing - 9:00AM

3. B. 20.

Meeting Date: 06/18/2025

Re: Case# NOOP-2025-99 - 602 S US Highway 1

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

Information

SUBJECT:

Case Number:	NOOP-2025-99	Investigating Officer:	Heather Debevec
Violation Location:	602 S US Highway 1		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	April 18, 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:	June 16, 2025

OWNER:

Owner:	Simgee Global Group LLC 4010 SW Kallen ST Port Saint Lucie, FL 34953
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VIOLATIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/18/2025 02:06 PM

Special Magistrate Hearing - 9:00AM

3. B. 21.

Meeting Date: 06/18/2025

Re: Case # LTCL-2025-82 - 530 N 7th St

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

Information

SUBJECT:

Case Number:	LTCL-2025-82	Investigating Officer:	Heather Debevec
Violation Location:	530 N 7th St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	April 18, 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:	June 16, 2025

OWNER:

Owner:	Roosevelt Nelson (TR) 1502 Avenue O Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

he 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: 06/10/2025

Started On: 04/18/2025 03:15 PM

Special Magistrate Hearing - 9:00AM

3. B. 22.

Meeting Date: 06/18/2025

Re: Case# NUIS-2025-11 - 530 N 7th St

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

Information

SUBJECT:

Case Number:	NUIS-2025-11	Investigating Officer:	Heather Debevec
Violation Location:	530 N 7th St		

CASE INFORMATION:

Case Type:	Board up - COMPLIED
NOV Issue Date:	April 18, 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:	June 18, 2025

OWNER:

Owner:	Roosevelt Nelson (TR) 1502 Avenue O Fort Pierce, FL 34950
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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 10 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

Started On: 04/18/2025 03:31 PM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM

4. A. 1.

Meeting Date: 06/18/2025

Re: Case# PK-2025-164 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-164	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified and regular mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Cecilia Coridad Anderson
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10336PK	34-31(E) Safety Zone	\$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: 06/10/2025

Started On: 05/22/2025 12:49 PM

Special Magistrate Hearing - 9:00AM

4. A. 2.

Meeting Date: 06/18/2025

Re: Case# PK-2025-168 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-168	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified and regular mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Edwina Cassis
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10340PK	34-31 (C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine 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: 06/10/2025

Started On: 05/22/2025 12:50 PM

Special Magistrate Hearing - 9:00AM

4. A. 3.

Meeting Date: 06/18/2025

Re: Case # PK-2025-174 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-174	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Jody Christine Certain
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10345PK	34-31 (C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine 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: 06/10/2025

Started On: 05/22/2025 12:57 PM

Special Magistrate Hearing - 9:00AM

4. A. 4.

Meeting Date: 06/18/2025

Re: Case# PK-2025-197 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-197	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 12, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Kennedi Raquel Bailey
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17552PK	34-31 (C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 01:02 PM

Special Magistrate Hearing - 9:00AM

4. A. 5.

Meeting Date: 06/18/2025

Re: Case# PK-2025-176 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK-2025-176	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 5, 2025
NTA Issue Date:	May 28, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	June 6, 2025

OWNER:

Owner:	Kristina Marie Wichern Curtis Melvin Wichern
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10347PK	34-31(C) Boat & Trailer parking only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine 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: 06/10/2025

Started On: 05/23/2025 10:45 AM

Special Magistrate Hearing - 9:00AM

4. C. 1.

Meeting Date: 06/18/2025

Re: Case# CE-2025-120 - 603 Azalea Ave

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

Information

SUBJECT:

Case Number:	CE-2025-120	Investigating Officer:	Heather Debevec
Violation Location:	603 Azalea Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	June 6, 2025
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Mark Newman 1747 Pam CIR Belle Isle, FL 32809
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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 30 days to:
 - Pressure wash the shutters.
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: 06/10/2025

Started On: 04/16/2025 01:40 PM

Special Magistrate Hearing - 9:00AM

4. C. 2.

Meeting Date: 06/18/2025

Re: Case # CE-2025-152 - 309 Granada St

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

Information

SUBJECT:

Case Number:	CE-2025-152	Investigating Officer:	Heather Debevec
Violation Location:	309 Granada St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	March 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	June 6, 2025
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Lori Bella 309 Granada ST Fort Pierce, FL 34949
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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 30 days to:
 - Paint or remove the bench.
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
Final Approval Date: 06/10/2025

Started On: 04/21/2025 11:11 AM

Special Magistrate Hearing - 9:00AM

4. C. 3.

Meeting Date: 06/18/2025

Re: Case # CE-2025-140 - 825 Seaway Dr #7

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

Information

SUBJECT:

Case Number:	CE-2025-140	Investigating Officer:	Heather Debevec
Violation Location:	825 Seaway Dr #7		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	February 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	May 28, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	June 6, 2025
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Goodfellas Pizza, Pasta & Subs No 1, INC 825 SEAWAY DR 7 FORT PIERCE, FL 34949
Additional Party:	Jody Bomparito 825 SEAWAY DR 7 FORT PIERCE, FL 34949

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

1. The violator(s) be given 15 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

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

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM

4. D. 1.

Meeting Date: 06/18/2025

Re: Case# LTCL-2025-100 - 903 Avenue C

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

Information

SUBJECT:

Case Number:	LTCL-2025-100	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	903 Avenue C		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	May 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 19, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 20, 2025
Last Inspection Date:	June 16, 2025
REPEAT INFO:	

OWNER:

Property Owner:	Majorie Elizabeth Jackson Rufus Alexander (EST) Percy S Alexander Jr. 9702 Universal Blvd APT 123 Orlando, FL 32819
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.

Started On: 05/21/2025 07:38 AM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM**4. D. 2.****Meeting Date:** 06/18/2025**Re:** Case # LTCL-2025-98 - Jersey Ave (2417-502-0018-000-6)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-98	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jersey Ave (2417-502-0018-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 15, 2025
Last Inspection Date:	June 17, 2025
REPEAT INFO:	

OWNER:

Owner:	O'Reilly Automotive Stores Inc 233 S Patterson Ave Springfield, MO 65802
Additional Party:	CT Corporation System 1200 Pine Island Rd 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 find:

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

Form ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/14/2025 01:16 PM

Special Magistrate Hearing - 9:00AM

4. D. 3.

Meeting Date: 06/18/2025

Re: Case # NUIS-2025-16 - Avenue M (2404-801-0028-000-7)

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

Information

SUBJECT:

Case Number:	NUIS-2025-16	Investigating Officer:	Charmaine Kirkland
Violation Location:	Avenue M		

CASE INFORMATION:

Case Type:	Nuisance Abatement
NOV Issue Date:	May 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 16, 2025
Last Inspection Date:	June 17, 2025

OWNER:

Owner:	Sam Moore 1205 Avenue M Fort Pierce, FL 34950
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VIOLATIONS:

24-19(6)(d) - Nuisances: Junk, unsightly, worn out, or discarded material of little or no residual value

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, remove all appliances, strap metals, building/construction materials and all other miscellaneous items throughout the property.
4. Failure to comply by the date ordered will result in:
 - A fine 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: 05/16/2025 11:39 AM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM**4. D. 4.****Meeting Date:** 06/18/2025**Re:** Case# LTCL-2025-103 - Jersey Ave (2417-501-0015-000-2)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-103	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jersey Ave (2417-501-0015-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	May 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 23, 2025
Last Inspection Date:	June 17, 2025

OWNER:

Owner:	JMP VT Investments LLC 152 Catkin Dr South Burlington, VT 05403
Additional Party:	John H Petell 152 Catkin Dr South Burlington, VT 05403

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day 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 ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 12:08 PM

Special Magistrate Hearing - 9:00AM**4. D. 5.****Meeting Date:** 06/18/2025**Re:** Case# LTCL-2025-101 - Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-101	Investigating Officer:	Charmaine Kirkland
Violation Location:	3403 Delaware Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	May 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	May 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	May 23, 2025
Last Inspection Date:	June 17, 2025

OWNER:

Owner:	Andres Hurtado Damian Adilene Hurtado 907 S 27th ST Fort Pierce, FL 34947-4636
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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 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 ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 06/10/2025

Started On: 05/22/2025 12:10 PM

Special Magistrate Hearing - 9:00AM

4. D. 6.

Meeting Date: 06/18/2025

Re: Case# NOOP-2025-83 - 214 Hialeah Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-83	Investigating Officer:	Heather Debevec
Violation Location:	214 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Lester Spainhoward (EST) & Vivian L Spainhoward 214 Hialeah AVE Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/14/2025 04:28 PM

Special Magistrate Hearing - 9:00AM

4. D. 7.

Meeting Date: 06/18/2025

Re: Case # NOOP-2025-84 - 214 Hialeah Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-84	Investigating Officer:	Heather Debevec
Violation Location:	214 Hialeah Ave		

CASE INFORMATION:

Case Type:	NonOperative Vehicle
NOV Issue Date:	April 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Lester Spainhoward (EST) & Vivian L Spainhoward 214 Hialeah AVE Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/15/2025 12:56 PM

Special Magistrate Hearing - 9:00AM

4. D. 8.

Meeting Date: 06/18/2025

Re: Case # NOOP-2025-85 - 214 Hialeah Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-85	Investigating Officer:	Heather Debevec
Violation Location:	214 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	April 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Lester Spainhoward (EST) & Vivian L Spainhoward 214 Hialeah AVE Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2025

Started On: 04/15/2025 01:10 PM

Special Magistrate Hearing - 9:00AM**4. D. 9.****Meeting Date:** 06/18/2025**Re:** Case# NOOP-2025-81 - 226 Hialeah Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2025-81	Investigating Officer:	Heather Debevec
Violation Location:	226 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative vehicles
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 17, 2025
Last Inspection Date:	June 9, 2025

OWNER:

Owner:	Nicolas Reynoso Alvarado & Shekela Reynoso 226 Hialeah AVE Fort Pierce, FL 34982
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VIOLATIONS:

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

Form Started By: Heather Debevec

Started On: 04/14/2025 03:14 PM

Final Approval Date: 06/10/2025

Special Magistrate Hearing - 9:00AM

4. D. 10.

Meeting Date: 06/18/2025

Re: Case # LTCL-2025-86 - US Highway 1 (1433-440-0001-0404)

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

Information

SUBJECT:

Case Number:	LTCL-2025-86	Investigating Officer:	Heather Debevec
Violation Location:	US Highway 1 (1433-440-0001-0404)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 29, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	April 30, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 30, 2025
Last Inspection Date:	June 16, 2025

OWNER:

Owner:	Thomas Bourn 1301 Zephyr AVE Fort Pierce, FL 34982
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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: 06/10/2025

Started On: 04/29/2025 12:03 PM