

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, July 9, 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-2025-221	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	520 S 5th St		

2. 

<b>Case Number:</b>	LTCL-2025-76	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-802-0002-000-7)		

3. 

<b>Case Number:</b>	LTCL-2025-00077	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-802-0001-000-0)		

4. 

<b>Case Number:</b>	LTCL-2025-78	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-803-0002-000-0)		

5. 

<b>Case Number:</b>	NUIS-2025-00013	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	802 N 14th St		

6. 

<b>Case Number:</b>	PK-2025-211	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3209 Hibiscus Ave		

7. 

<b>Case Number:</b>	PK-2025-95	<b>Investigating Officer:</b>	Isaac Saucedo
<b>Violation Location:</b>	1000 Wheeler RD		

8. 

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

9. 

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

10. 

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

11. 

<b>Case Number:</b>	CE-2025-167	<b>Investigating Officer:</b>	Heather Debevec
---------------------	-------------	-------------------------------	-----------------

<b>Violation Location:</b>	1240 Carlton Ct
----------------------------	-----------------

12.	<b>Case Number:</b>	NOOP-2025-77	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	909 Atlantic Ave		

13.	<b>Case Number:</b>	NOOP-2025-86	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	202 Hialeah Ave		

14.	<b>Case Number:</b>	NOOP-2025-87	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	209 Hialeah Ave		

15.	<b>Case Number:</b>	NOOP-2025-88	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	209 Hialeah Ave		

<b>Case Number:</b>	PK-2025-100	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1175 Binney Dr		

17.	<b>Case Number:</b>	PK-2025-96	<b>Investigating Officer:</b>	Isaac Saucedo
	<b>Violation Location:</b>	1000 Wheeler RD		

18.	<b>Case Number:</b>	CE-2025-266	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	123 Hialeah Ave		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	<b>Case Number:</b>	PK-2025-210	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1006 Hickory ST		

4.	<b>Case Number:</b>	PK-2025-87	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

5.	<b>Case Number:</b>	PK-2025-85	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

6.	<b>Case Number:</b>	PK-2025-84	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

7.	<b>Case Number:</b>	PK-2025-59	<b>Investigating Officer:</b>	Manuel Fernandez Jr
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

8.	<b>Case Number:</b>	PK-2025-60	<b>Investigating Officer:</b>	Manuel Fernandez Jr
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

9.	<b>Case Number:</b>	PK-2025-58	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

10.	<b>Case Number:</b>	PK-2025-55	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

11.	<b>Case Number:</b>	PK-2025-30	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	Jetty Park		
12.	<b>Case Number:</b>	PK-2025-31	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	Jetty Park		
13.	<b>Case Number:</b>	PK-2025-20	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	Jaycee Park		

**B. PUBLIC HEARINGS - VIOLATION CASES**

1.	<b>Case Number:</b>	CE-2025-192	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	807 Texas Ct		
2.	<b>Case Number:</b>	CE-2025-228	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2106 Golfview Ct		
3.	<b>Case Number:</b>	CE-2025-214	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	420 N 7th St		
4.	<b>Case Number:</b>	CE-2025-216	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	505 N 6th St		
5.	<b>Case Number:</b>	CE-2025-219	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	4603 Pinetree Dr		
6.	<b>Case Number:</b>	CE-2025-236	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2016 Golfview Ct		
7.	<b>Case Number:</b>	CE-2025-177	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	721 Hernando St		
8.	<b>Case Number:</b>	CE-2025-262	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	206 Hialeah Ave		

**C. OTHER CASES**

1.	<b>Case Number:</b>	NOOP-2025-118	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	3209 Hibiscus Ave		
2.	<b>Case Number:</b>	NUIS-2025-18	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3102 Hibiscus Ave		
3.	<b>Case Number:</b>	LTCL-2025-105	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3102 Hibiscus Ave		

**D. PUBLIC HEARINGS - CITATION APPEALS**

**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:** 07/09/2025

**Re:** Case# CE-2025-221 - 520 S 5th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-221	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	520 S 5th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	April 3, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 2, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Georgia Investments and Properties LLC 3669 Park LN Coconut Grove, FL 33133
---------------	---

**VIOLATIONS:**

24-19(11)(a)(b) - Nuisances: - for less than 3-acre properties  
30-28(c) - SW Containers When placed

**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:
  - Mow, trim bushes, and clean off fence lines.
  - Place waste bins to the side or rear of the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 09:42 AM  
Started On: 04/22/2025 02:55 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 2.**

**Meeting Date:** 07/09/2025

**Re:** Case # LTCL-2025-76 - S 10th St (2409-802-0002-000-7)

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-76	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-802-0002-000-7)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - 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 9, 2025

**OWNER:**

<b>VIOLATOR:</b>	Brackett Family Limited 2182 Ponce De Leon CIR Vero Beach, FL 32960
------------------	---

**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**

**Inbox**

Stop has been removed

Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 08:36 AM

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

**Special Magistrate Hearing - 9:00AM****3. B. 3.****Meeting Date:** 07/09/2025**Re:** Case # LTCL-2025-77 - S 10th St (2409-802-0001-000-0)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	LTCL-2025-00077	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-802-0001-000-0)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - 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 9, 2025

**OWNER:**

<b>Owner:</b>	Brackett Family Limited 2182 Ponce De Leon CIR Vero Beach, FL 32960
---------------	---

**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****Inbox**

Stop has been removed

Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 08:36 AM

Started On: 04/11/2025 11:34 AM

**Special Magistrate Hearing - 9:00AM**

**3. B. 4.**

**Meeting Date:** 07/09/2025

**Re:** Case # LTCL-2025-78 - S 10th St (2409-803-0002-000-0)

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-78	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S 10th St (2409-803-0002-000-0)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - 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 9, 2025

**OWNER:**

<b>Owner:</b>	Brackett Family Limited 2182 Ponce de Leon CIR Vero Beach, FL 32960
---------------	---

**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**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 08:37 AM  
Started On: 04/11/2025 11:55 AM

**Special Magistrate Hearing - 9:00AM**

**3. B. 5.**

**Meeting Date:** 07/09/2025

**Re:** Case# NUIS-2025-13 - 802 N 14th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-00013	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	802 N 14th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Board up - COMPLIED
<b>NOV Issue Date:</b>	May 2, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	May 6, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 6, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	John Phillips 9161 159th CT N Jupiter, FL 33478
---------------	---

**VIOLATIONS:**

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

**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, secure all windows and doors according to the ordinance.
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 - 9:00AM**

**3. B. 6.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-211 - 3209 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-211	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3209 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - PAID
<b>Citation Issue Date:</b>	April 30, 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>	Christy Ann Woods
<b>Additional Party:</b>	

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17563PK	34-31(E) Parked on Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 06/04/2025 02:56 PM

**Special Magistrate Hearing - 9:00AM****3. B. 7.****Meeting Date:** 07/09/2025**Re:** Case# PK-2025-95 - 1000 Wheeler RD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	PK-2025-95	<b>Investigating Officer:</b>	Isaac Saucedo
<b>Violation Location:</b>	1000 Wheeler RD		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - VOIDED
<b>Citation Issue Date:</b>	February 14, 2025
<b>NTA Issue Date:</b>	June 2, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Owner:</b>	CASHFLOW ENTERPRISES INC
---------------	--------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8310PK	34-31(L) Parking on city right of way	\$100.00	\$10.00	\$18.00	\$128.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$128.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Isaac Saucedo

Started On: 05/08/2025 02:21 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 8.**

**Meeting Date:** 07/09/2025

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

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

**Information**

**SUBJECT:**

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

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - PULLED BY STAFF
<b>NOV Issue Date:</b>	April 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	May 9, 2025
<b>Last Inspection Date:</b>	May 20, 2025

**OWNER:**

<b>Owner:</b>	Raul Calderon 1001 Heron Ave Fort Pierce, FL 34982
---------------	--

**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:  
 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.  
 Failure to pay such a fine within 30 days will result in a lien being placed against the property.

**Form Review**

**Inbox**

Stop has been removed  
 Stop has been removed (Originator)  
 Stop has been removed  
 Form Started By: Charmaine Kirkland

**Reviewed By**

Katherine Calderon  
 Charmaine Kirkland  
 Destiny Software

**Date**

06/11/2025 08:41 AM  
 06/17/2025 10:46 AM  
 06/17/2025 12:33 PM  
 Started On: 04/16/2025 10:05 AM

**Special Magistrate Hearing - 9:00AM**

**3. B. 9.**

**Meeting Date:** 07/09/2025

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

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

**Information**

**SUBJECT:**

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

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - PULLED BY STAFF
<b>NOV Issue Date:</b>	April 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 16, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	May 20, 2025

**OWNER:**

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

**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:  
 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.  
 Failure to pay such a fine within 30 days will result in a lien being placed against the property.

**Form Review**

**Inbox**

Stop has been removed  
 Stop has been removed (Originator)  
 Form Started By: Charmaine Kirkland

**Reviewed By**

Katherine Calderon  
 Charmaine Kirkland

**Date**

06/25/2025 04:28 PM  
 06/25/2025 04:43 PM  
 Started On: 04/16/2025 10:07 AM

**Special Magistrate Hearing - 9:00AM****3. B. 10.****Meeting Date:** 07/09/2025**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 - PULLED BY STAFF
<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****Inbox**

Stop has been removed  
 Stop has been removed  
 Stop has been removed (Originator)  
 Stop has been removed  
 Stop has been removed  
 Stop has been removed

**Reviewed By**

Katherine Calderon  
 Peggy Arraiz  
 Charmaine Kirkland  
 Katherine Calderon  
 Katherine Calderon  
 Katherine Calderon  
 Katherine Calderon  
 Katherine Calderon  
 Destiny Software

**Date**

03/17/2025 09:20 AM  
 03/17/2025 03:18 PM  
 03/19/2025 10:53 AM  
 03/26/2025 04:12 PM  
 03/28/2025 03:49 PM  
 03/28/2025 03:49 PM  
 05/28/2025 04:30 PM  
 06/17/2025 12:42 PM  
 Started On: 03/05/2025 08:32 AM

Form Started By: Charmaine Kirkland

**Special Magistrate Hearing - 9:00AM****3. B. 11.****Meeting Date:** 07/09/2025**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 - PULLED BY STAFF
<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: 05/28/2025

**Special Magistrate Hearing - 9:00AM**

**3. B. 12.**

**Meeting Date:** 07/09/2025

**Re:** Case # NOOP-2025-77 - 909 Atlantic Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-77	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	909 Atlantic Ave		

**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 9, 2025

**OWNER:**

<b>Owner:</b>	Carolyn Norman(TR) 909 Atlantic AVE Fort Pierce, FL 34950
---------------	---

**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**

**Inbox**

Stop has been removed

Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 08:37 AM

Started On: 04/11/2025 02:42 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 13.**

**Meeting Date:** 07/09/2025

**Re:** Case # NOOP-2025-86 - 202 Hialeah Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-86	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	202 Hialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	April 15, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	April 17, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	complied when I went to post.
<b>Last Inspection Date:</b>	June 9, 2025

**OWNER:**

<b>Owner:</b>	Juan Cruz-Robles 202 Hialeah AVE Fort Pierce, FL 34982
---------------	--

**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**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 08:40 AM  
Started On: 04/15/2025 02:13 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 14.**

**Meeting Date:** 07/09/2025

**Re:** Case # NOOP-2025-87 - 209 Hiialeah Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-87	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	209 Hiialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<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 17, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	complied when went to post
<b>Last Inspection Date:</b>	June 9, 2025

**OWNER:**

<b>Owner:</b>	The AC Trust 978 Hacienda CIR Kissimmee, FL 34741
---------------	---

**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**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 09:20 AM  
Started On: 04/16/2025 10:49 AM

**Special Magistrate Hearing - 9:00AM**

**3. B. 15.**

**Meeting Date:** 07/09/2025

**Re:** Case# NOOP-2025-88 - 209 Hialeah Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-88	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	209 Hialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<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 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	April 17, 2025
<b>Last Inspection Date:</b>	June 9, 2025

**OWNER:**

<b>Owner:</b>	The AC Trust 978 Hacienda CIR Kissimmee, FL 34741
---------------	---

**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**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 09:21 AM  
Started On: 04/16/2025 11:08 AM

**Special Magistrate Hearing - 9:00AM**

**Meeting Date:** 07/09/2025

**Re:** Case # PK-2025-100 - 1175 Binney Dr

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

---

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-100	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1175 Binney Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - PAID
<b>Citation Issue Date:</b>	March 6, 2025
<b>NTA Issue Date:</b>	June 2, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Owner:</b>	St Lucie Signs LLC
---------------	--------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15424PK	34-31(J)(2) Commercial Vehicle in Residential	\$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**

**Inbox**

Stop has been removed  
Form Started By: Heather Debevec

**Reviewed By**

Katherine Calderon

**Date**

06/11/2025 09:38 AM  
Started On: 04/21/2025 03:18 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 17.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-96 - 1000 Wheeler RD

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-96	<b>Investigating Officer:</b>	Isaac Saucedo
<b>Violation Location:</b>	1000 Wheeler RD		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - CONTINUED
<b>Citation Issue Date:</b>	February 14, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Owner:</b>	CENTRE POINT FUNDING LLC
---------------	--------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
12001 PK	34-31(L) Parking on right of way	\$100.00	\$10.00	\$18.00	\$128.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$128.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Isaac Saucedo

Started On: 05/08/2025 01:50 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 18.**

**Meeting Date:** 07/09/2025

**Re:** Case # CE-2025-266 - 123 Hialeah Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-266	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	123 Hialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	April 15, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Claudia Jean, Sophia Joseph, & Multilda Jean 715 SW Lakehurst DR Port Saint Lucie, FL 34983
---------------	---

**VIOLATIONS:**

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

**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:
  - Mow the property, clean up weeds, and fence lines.
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: 05/01/2025 03:24 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 1.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-210 - 1006 Hickory St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-210	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1006 Hickory ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	April 30, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Owner:</b>	Felicia Bullard Bynoe
---------------	-----------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17562PK	34-31(L) Parked on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 07/01/2025

Started On: 06/04/2025 12:40 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 4.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-87 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-87	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 16, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	First Klass Trucking LLC
-----------------------	--------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15368PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/11/2025 02:29 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 5.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-85 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-85	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 16, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Heartland Express Inc of Iowa
-----------------------	-------------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15366PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/11/2025 01:08 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 6.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-84 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-84	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 16, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Yerandys Contreras
-----------------------	--------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15365PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/11/2025 12:25 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 7.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-59 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-59	<b>Investigating Officer:</b>	Manuel Fernandez Jr
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 13, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Owner:</b>	Lone Star Expressway LLC
---------------	--------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15358PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 04:38 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 8.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-60 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-60	<b>Investigating Officer:</b>	Manuel Fernandez Jr
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 13, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Jay Explorer Inc
-----------------------	------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15359PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 05/08/2025 04:30 PM

Final Approval Date: 07/01/2025

**Special Magistrate Hearing - 9:00AM**

**4. A. 9.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-58 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-58	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 13, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Lorraine & Sons Trucking Company
-----------------------	----------------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15357PK	34-31-L - Parking on city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 04:18 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 10.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-55 - 1000 Blk of Wheeler Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-55	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1000 Blk of Wheeler Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 13, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	NGU Cargo LLC
-----------------------	---------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15354PK	34-31-L - Parking on the city right of way	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 03:35 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 11.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-30 - Jetty Park

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-30	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	Jetty Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 9, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Brandon Mann
-----------------------	--------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15350PK	34-31- E - Prohibited Parking (Sidewalks)	\$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: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 03:11 PM

**Special Magistrate Hearing - 9:00AM**

**4. A. 12.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-31 - Jetty Park

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-31	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	Jetty Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	February 9, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Richard Custard
-----------------------	-----------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15351PK	34-31-E - Prohibited Parking (Sidewalks)	\$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: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 11:55 AM

**Special Magistrate Hearing - 9:00AM**

**4. A. 13.**

**Meeting Date:** 07/09/2025

**Re:** Case# PK-2025-20 - Jaycee Park

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	PK-2025-20	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	January 19, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025

**OWNER:**

<b>Vehicle Owner:</b>	David Rice
-----------------------	------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20495PK	34-31-A - Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/01/2025

Started On: 05/08/2025 11:43 AM

**Special Magistrate Hearing - 9:00AM**

**4. B. 1.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-192 - 807 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-192	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	807 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	FVI Belle LLC 2400 S OCEAN DR 2339 FORT PIERCE, FL 34949
<b>Additional Party:</b>	Alex Sirulnik, PA 2199 Ponce de Leon BLVD 301 Coral Gables, FL 33134

**VIOLATIONS:**

- 24-19(11)(a)(b) - Nuisances:Landscaping requirements - for less than 3-acre properties
- 24-19(6)(a) - Nuisances: Outside Storage
- 30-28(c) - SW: Containers - When placed
- 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 7 days to:
  - Mow the yard and clean off fence lines.
  - Remove loose items from the yard, porch and carport.
  - Place waste containers on the side or rear of the home.
  - Fully open all shutters on the property.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/01/2025

Started On: 04/23/2025 03:11 PM

**Special Magistrate Hearing - 9:00AM**

**4. B. 2.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-228 - 2106 Golfview Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-228	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2106 Golfview Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 3, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Olivier St Elie 2106 Golfview CT Fort Pierce, FL 34950
---------------	--

**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:
  - Ensure all vehicles are safely and legally operable.
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.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/01/2025

Started On: 04/25/2025 01:56 PM

**Special Magistrate Hearing - 9:00AM**

**4. B. 3.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-214 - 420 N 7th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-214	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	420 N 7th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	National Debt Relief Services Inc 12856 SW 31st CT Miramar, FL 33027
---------------	--

**VIOLATIONS:**

Violation: 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:
  - Provide proof of valid registration and operability for the RV.
  - Ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
  - A fine of \$250.00 per day being assessed for each day the violation continues.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/01/2025

Started On: 04/29/2025 02:07 PM

**Special Magistrate Hearing - 9:00AM**

**4. B. 4.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-216 - 505 N 6th St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-216	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	505 N 6th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Barbara Nowell 7506 Santa Barbara DR Fort Pierce, FL 34951
---------------	--

**VIOLATIONS:**

- 24-19(15)(c) - Nuisances: Non-operable vehicle
- 24-19(19) - Nuisances: Furniture kept or stored outdoors
- 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish
- 26-3(a) - Storage of commodities

**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:
  - Remove the dilapidated motor home from the property.
  - Bring in or remove all indoor-styled furniture from the yard.
  - Remove all loose items from the yard.
  - Remove items from open trailers to an enclosed area.
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: 07/01/2025

Started On: 04/29/2025 02:27 PM

**Special Magistrate Hearing - 9:00AM**

**4. B. 5.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-219 - 4603 Pinetree Dr

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-219	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	4603 Pinetree Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 2, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	John Honea & Connie Jo Strawn 2270 Bell AVE Fort Pierce, FL 34982
---------------	---

**VIOLATIONS:**

24-19(14) - Nuisances: Parking in the front yard  
 24-19(15)(c) - Nuisances: Non-operable vehicle  
 IPMC 304.3 - Address Identification

**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:
  - Provide proof of valid registration for the trailer.
  - Refrain from parking in the yard.
  - Place address numbers on the property.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
 Final Approval Date: 07/01/2025

Started On: 04/29/2025 04:30 PM

**Special Magistrate Hearing - 9:00AM**

**4. B. 6.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-236 - 2016 Golfview Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-236	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2016 Golfview Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 4, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Caminante Del Cielo LLC 1822 E Royal Tern LN A Fort Pierce, FL 34982
<b>Additional Party:</b>	CNC Certified Public Accountant 3401 SW 160th AVE Ste 330 Miramar, FL 33027

**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:
  - Provide proof of operability and valid registration or remove the vehicle.
4. Failure to comply by the date ordered will result in:
  - A fine of \$250.00 per day being assessed for each day the violation continues.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/01/2025

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

**Special Magistrate Hearing - 9:00AM**

**4. B. 7.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-177 - 721 Hernando St

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-177	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	721 Hernando St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 21, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Frank Celentano Jr 1815 Melaleuca DR Fort Pierce, FL 34949
---------------	--

**VIOLATIONS:**

24-19(6)(d) - Nuisances: Outside Storage  
 IPMC 304.1 - Exterior Structure  
 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:
  - Bring in or remove loose items from the porches and yard areas.
  - Repair or replace the areas of missing soffit and rotting wood.
  - Paint any areas of bare wood, as well as sections where the paint is peeling or discolored.
  - 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: 07/01/2025

Started On: 04/30/2025 08:49 AM

**Special Magistrate Hearing - 9:00AM**

**4. B. 8.**

**Meeting Date:** 07/09/2025

**Re:** Case# CE-2025-262 - 206 Hialeah Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-262	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	206 Hialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 15, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	June 27, 2025
<b>Last Inspection Date:</b>	July 7, 2025

**OWNER:**

<b>Owner:</b>	Ronald & Lynrose Gilbert 344 NW Heather ST Port Saint Lucie, FL 34983
---------------	---

**VIOLATIONS:**

24-19(19) - Nuisances: Furniture kept or stored outdoors  
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 7 days to:
  - Bring in or remove the indoor-styled furniture.
  - 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: 07/01/2025

Started On: 05/01/2025 02:29 PM

**Special Magistrate Hearing - 9:00AM**

**4. C. 1.**

**Meeting Date:** 07/09/2025

**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: 06/30/2025

**Special Magistrate Hearing - 9:00AM**

**4. C. 2.**

**Meeting Date:** 07/09/2025

**Re:** Case# NUIS-2025-18 - 3102 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-18	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3102 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Nuisance Abatement
<b>NOV Issue Date:</b>	June 6, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 6, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 6, 2025
<b>Last Inspection Date:</b>	July 8, 2025

**OWNER:**

<b>Owner:</b>	Affordable Housing of Florida LLC PO Box 1506 Ft Pierce, FL 34954
<b>Additional Party:</b>	James E Hatfield 122 Queen Guinevere Ct Ft Pierce, FL 34949

**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 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

Started On: 06/04/2025 10:48 AM

Final Approval Date: 07/01/2025

**Special Magistrate Hearing - 9:00AM**

**4. C. 3.**

**Meeting Date:** 07/09/2025

**Re:** Case# LTCL-2025-105 - 3102 Hibiscus Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-105	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3102 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 04, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 06, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 06, 2025
<b>Last Inspection Date:</b>	July 08, 2025

**OWNER:**

<b>Owner:</b>	Affordable Housing of Florida LLC PO Box 1506 Fort Pierce, FL 34954
<b>Additional Party:</b>	James E Hatfield 122 Queen Guinevere Ct Ft Pierce, FL 34949

**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: Charmaine Kirkland  
Final Approval Date: 07/01/2025

Started On: 06/04/2025 11:00 AM