

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 6, 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**

4. **NEW BUSINESS**

a. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK-2025-221	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

2.	Case Number:	PK-2025-261	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Jaycee Park		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	LTCL-2025-144	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1105 N 25th St		

2.	Case Number:	LTCL-2025-146	Investigating Officer:	Charmaine Kirkland
	Violation Location:	407 S 25th St		

3.	Case Number:	LTCL-2025-147	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1211 S 25th St		

4.	Case Number:	LTCL-2025-148	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1213 S 25th St		

5.	Case Number:	LTCL-2025-149	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2205 S 25th Street		

6.	Case Number:	LTCL-2025-134	Investigating Officer:	Jarvis Gamble
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	Violation Location:	1121 Avenue F		
7.	Case Number:	LTCL-2025-137	Investigating Officer:	Jarvis Gamble
	Violation Location:	1202 Avenue F		
8.	Case Number:	LTCL-2025-138	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue F		
9.	Case Number:	LTCL-2025-142	Investigating Officer:	Jarvis Gamble
	Violation Location:	1206 Avenue F		
10.	Case Number:	LTCL-2025-141	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue F		
11.	Case Number:	LTCL-2025-143	Investigating Officer:	Jarvis Gamble
	Violation Location:	1214 Avenue F		
12.	Case Number:	NOOP-2025-162	Investigating Officer:	An'Necia Taylor
	Violation Location:	1908 Sunrise Blvd		
13.	Case Number:	LTCL-2025-121	Investigating Officer:	An'Necia Taylor
	Violation Location:	1215 Avenue F		
14.	Case Number:	LTCL-2025-122	Investigating Officer:	An'Necia Taylor
	Violation Location:	1219 Avenue F		
15.	Case Number:	LTCL-2025-123	Investigating Officer:	An'Necia Taylor
	Violation Location:	1220 Avenue E		
16.	Case Number:	LTCL-2025-125	Investigating Officer:	An'Necia Taylor
	Violation Location:	1216 Avenue E		
17.	Case Number:	LTCL-2025-124	Investigating Officer:	An'Necia Taylor
	Violation Location:	1218 Avenue E		
18.	Case Number:	LTCL-2025-126	Investigating Officer:	An'Necia Taylor
	Violation Location:	Avenue E (240482300080009)		

- 5. **OLD BUSINESS**
 - a. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**
 - b. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**
 - c. **PUBLIC HEARINGS - OTHER CASES**
- 6. **FINAL MATTERS**
 - a. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	Case Number:	PK-2025-96	Investigating Officer:	Isaac Saucedo
	Violation Location:	1000 Wheeler RD		
2.	Case Number:	PK-2025-217	Investigating Officer:	Charmaine Kirkland
	Violation Location:	100 Melody Lane		
3.	Case Number:	NOOP-2025-155	Investigating Officer	Manuel Fernandez Jr
	Violation Location:	1908 Sunrise Blvd		
4.	Case Number:	NOOP-2025-156	Investigating Officer:	Manuel Fernandez Jr
	Violation Location:	1908 Sunrise Blvd		
5.	Case Number:	NOOP-2025-163	Investigating Officer:	Jarvis Gamble
	Violation Location:	150 S 19th St		
6.	Case Number:	NOOP-2025-164	Investigating Officer:	Jarvis Gamble
	Violation Location:	150 S 19th St		
7.	Case Number:	LTCL-2025-113	Investigating Officer:	An'Necia Taylor
	Violation Location:	951 N 12th St		
8.	Case Number:	LTCL-2025-127	Investigating Officer:	Jarvis Gamble
	Violation Location:	1204 Avenue E		
9.	Case Number:	LTCL-2025-128	Investigating Officer:	Jarvis Gamble
	Violation Location:	1129 Avenue F		
10.	Case Number:	LTCL-2025-129	Investigating Officer:	Jarvis Gamble
	Violation Location:	1125 Avenue F		
11.	Case Number:	LTCL-2025-130	Investigating Officer:	Jarvis Gamble
	Violation Location:	1123 Avenue F		
12.	Case Number:	NOOP-2025-160	Investigating Officer:	An'Necia Taylor
	Violation Location:	1908 Sunrise Blvd		
13.	Case Number:	NOOP-2025-161	Investigating Officer:	An'Necia Taylor
	Violation Location:	1908 Sunrise Blvd		
14.	Case Number:	NOOP-2025-168	Investigating Officer:	Jarvis Gamble
	Violation Location:	1123 Avenue F		

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

4. a. 1.

Meeting Date: 08/06/2025

Re: Case # PK-2025-221 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025-221	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	May 03, 2025
NTA Issue Date:	July 14, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	July 25, 2025

OWNER:

Owner:	Tobias Dontae Singleton
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17572PK	34-31(E)-Parked in a 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

Started On: 06/25/2025 04:33 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. a. 2.

Meeting Date: 08/06/2025

Re: Case# PK-2025-261 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025-261	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	May 24, 2025
NTA Issue Date:	July 14, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	July 25, 2025

OWNER:

Owner:	Ingrid Perez Gomez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17576PK	34-31(C)-Parking for Boat and Trailers only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 06/25/2025 04:35 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 08/06/2025
Re: Case # LTCL-2025-144-1105 N 25th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-144	Investigating Officer:	Charmaine Kirkland
Violation Location:	1105 N 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Wave Rider LCC 1201 SW Keating DR Port St Lucie, FL 34987
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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: Charmaine Kirkland
Final Approval Date: 07/28/2025

Started On: 07/10/2025 04:31 PM

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-146-407 S 25th St

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

SUBJECT:

Case Number:	LTCL-2025-146	Investigating Officer:	Charmaine Kirkland
Violation Location:	407 S 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Alaa Mohammad N Sherith 153 NW Dorchester St Port St Lucie, FL 34983
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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: Charmaine Kirkland
Final Approval Date: 07/28/2025

Started On: 07/10/2025 04:35 PM

Special Magistrate Hearing - 9:00AM**4. d. 3.****Meeting Date:** 08/06/2025**Re:** Case # LTCL-2025-147-1211 S 25th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-147	Investigating Officer:	Charmaine Kirkland
Violation Location:	1211 S 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Youth & Family Behavioral Health Center Inc 1211 S 25th St Fort Pierce, FL 34947
Additional Party:	Jean Mary Monival 2011 S 25th St Fort Pierce, FL 34947

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

Started On: 07/10/2025 04:37 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 08/06/2025**Re:** Case # LTCL-2025-148-1213 S 25th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-148	Investigating Officer:	Charmaine Kirkland
Violation Location:	1213 S 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Youth & Family Behavioral Health Center Inc 1211 S 25th St Fort Pierce, FL 34947
Additional Party:	Jean Mary Monival 2011 S 25th St Fort Pierce, FL 34947

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

Started On: 07/10/2025 04:38 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM**4. d. 5.****Meeting Date:** 08/06/2025**Re:** Case # LTCL-2025-149-2205 S 25th**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-149	Investigating Officer:	Charmaine Kirkland
Violation Location:	2205 S 25th Street		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Associates Investment Group LLC & Indian River Investments LLC 13501 SW 128th St Suite 204 Miami, FL 33186-5863
Additional Party:	Dayana Aguirregaviria 14210 SW 16th Terrace Miami, FL 33175

VIOLATIONS:

24-19(11)(a)(b)(iii) -Nuisances: Landscape requirements for properties larger 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 Review

Form Started By: Charmaine Kirkland

Started On: 07/10/2025 04:39 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-134 - 1121 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-134	Investigating Officer:	Jarvis Gamble
Violation Location:	1121 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	ABC76 Investment LLC 3797 S Military TRL Lake Worth, FL 33463
Registered Agent:	Claudia Aguirre De Bautista 6598 Katherine RD West Palm Beach, FL 33413

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: Jarvis Gamble
Final Approval Date: 07/28/2025

Started On: 06/26/2025 10:40 AM

Special Magistrate Hearing - 9:00AM

4. d. 7.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-137 - 1202 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-137	Investigating Officer:	Jarvis Gamble
Violation Location:	1202 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 3, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	NALA RE LLC 8513 Windsor DR Miramar, FL 33025
Registered Agent:	Nancy Levros 7777 Davie Road EXT Suite 302A1 Davie, FL 33024

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: Jarvis Gamble

Started On: 06/27/2025 03:13 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 8.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-138 - Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-138	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 3, 2025
Last Inspection Date:	

OWNER:

VIOLATOR:	NALA RE LLC 8513 Windsor DR Miramar, FL 33025
Registered Agent:	Nancy Levros 7777 Davie Road Ext Suite 302A1 Davie, FL 33024

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: Jarvis Gamble

Started On: 06/27/2025 03:52 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 9.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-142 - 1206 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-142	Investigating Officer:	Jarvis Gamble
Violation Location:	1206 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 3, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	DAYA@US Investments LLC 12610 NW 11th PL Sunrise, FL 33323
Registered Agent:	Yasmin San Martin 12610 NW 11th PL Sunrise, FL 33323

VIOLATIONS:

24-19(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: Jarvis Gamble

Started On: 07/08/2025 11:00 AM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 10.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-141 - Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-141	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 3, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	George Spain 164 SE 2nd ST Deerfield Beach, FL 33441
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VIOLATIONS:

24-19(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: Jarvis Gamble
Final Approval Date: 07/28/2025

Started On: 07/08/2025 10:41 AM

Special Magistrate Hearing - 9:00AM

4. d. 11.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-143 - 1214 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-143	Investigating Officer:	Jarvis Gamble
Violation Location:	1214 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 3, 2025
Last Inspection Date:	

OWNER:

VIOLATOR:	Alanders Construction Inc 17683 Fox Trail LN Loxahatchee, FL33479
Registered Agent:	Terence Small 17683 Fox Trail LN Loxahatchee, FL33479

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: Jarvis Gamble

Started On: 07/08/2025 11:17 AM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

4. d. 12.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-162- 1908 Sunrise Blvd

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

SUBJECT:

Case Number:	NOOP-2025-162	Investigating Officer:	An'Necia Taylor
Violation Location:	1908 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	June 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 23, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator	Chantale Jean Charles 1901 Oleander Blvd Fort Pierce, FL 34950
Additional Party:	Raphael Hermann Henri

VIOLATIONS:

24-19(15)(c)-Nuisances:Non-Opeative 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 Triumph Trailer is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: An'necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/24/2025 12:11 PM

Special Magistrate Hearing - 9:00AM

4. d. 13.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-121- 1215 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-121	Investigating Officer:	An'Necia Taylor
Violation Location:	1215 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator	Vincent Marcellino 8015 Plantation Lakes Dr Port St.Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/24/2025 01:03 PM

Special Magistrate Hearing - 9:00AM

4. d. 14.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-122- 1219 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-122	Investigating Officer:	An'Necia Taylor
Violation Location:	1219 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes Dr Port St Lucie FL,34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/25/2025 09:39 AM

Special Magistrate Hearing - 9:00AM

4. d. 15.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-123- 1220 Avenue E

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

SUBJECT:

Case Number:	LTCL-2025-123	Investigating Officer:	An'Necia Taylor
Violation Location:	1220 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes Dr Port St. Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/25/2025 09:41 AM

Special Magistrate Hearing - 9:00AM

4. d. 16.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-125- 1216 Avenue E

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

SUBJECT:

Case Number:	LTCL-2025-125	Investigating Officer:	An'Necia Taylor
Violation Location:	1216 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Vincent Marcellino 1805 Plantation Lakes Dr Port St. Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/25/2025 09:58 AM

Special Magistrate Hearing - 9:00AM

4. d. 17.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-124- 1218 Avenue E

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

SUBJECT:

Case Number:	LTCL-2025-124	Investigating Officer:	An'Necia Taylor
Violation Location:	1218 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Vincent Marcellino 1805 Plantation Lakes Dr Port St. Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/25/2025 09:58 AM

Special Magistrate Hearing - 9:00AM

4. d. 18.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-126- Avenue E (240482300080009)

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

SUBJECT:

Case Number:	LTCL-2025-126	Investigating Officer:	An'Necia Taylor
Violation Location:	Avenue E (240482300080009)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Vince Marcellino III 8015 Plantation Lakes Dr Port St. Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/25/2025 10:17 AM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 08/06/2025

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

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

SUBJECT:

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

CASE INFORMATION:

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

OWNER:

Owner:	CENTRE POINT FUNDING LLC
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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

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 08/06/2025

Re: Case # PK-2025-217 - 100 Melody Lane

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

SUBJECT:

Case Number:	PK-2025-217	Investigating Officer:	Charmaine Kirkland
Violation Location:	100 Melody Lane		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	May 02, 2025
NTA Issue Date:	July 14, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	July 25, 2025

OWNER:

Owner:	Mickie Darlene Moulton
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17568PK	34-35(A)-Special events-Road closed	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 06/25/2025 04:32 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-155 1908 Sunrise Blvd

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

SUBJECT:

Case Number:	NOOP-2025-155	Investigating Officer	Manuel Fernandez Jr
Violation Location:	1908 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Non-Operative vehicle
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	June 23, 2025
Last Inspection Date:	August 4, 2025

OWNER:

Violator:	Chantale Jean Charles 1901 Oleander Blvd Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Black Toyota SUV 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: 06/16/2025 03:08 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-156 1908 Sunrise Blvd

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

SUBJECT:

Case Number:	NOOP-2025-156	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	1908 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Non-Operative vehicle
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 23, 2025
Last Inspection Date:	August 4 , 2025

OWNER:

Violator:	Chantale Jean Charles 1901 Oleander Blvd Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Gray Honda sedan is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 06/16/2025 03:25 PM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-163 - 150 S 19th St

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

SUBJECT:

Case Number:	NOOP-2025-163	Investigating Officer:	Jarvis Gamble
Violation Location:	150 S 19th St		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles - COMPLIED
NOV Issue Date:	June 17th, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 18th, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 20th, 2025
Last Inspection Date:	August 5th, 2025

OWNER:

VIOLATOR:	Catherine Artley-Fry 150 S 19th St Fort Pierce FL, 34950
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable or unlicensed 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, remove or register the non-operable fire bronze Buick.
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: Isaac Saucedo
Final Approval Date: 07/28/2025

Started On: 06/18/2025 03:40 PM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-164 - 150 S 19th St

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

SUBJECT:

Case Number:	NOOP-2025-164	Investigating Officer:	Jarvis Gamble
Violation Location:	150 S 19th St		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	June 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 20, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Catherine Artley-Fry 150 S 19th St Fort Pierce FL, 34950
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable or unlicensed 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:
 - Remove or register the boat trailer.
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: Isaac Saucedo
Final Approval Date: 07/28/2025

Started On: 06/18/2025 04:25 PM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-113 - 951 N 12th ST

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

SUBJECT:

Case Number:	LTCL-2025-113	Investigating Officer:	An'Necia Taylor
Violation Location:	951 N 12th St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 20, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
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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: An'Necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/20/2025 09:18 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-127 - 1204 Avenue E

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

SUBJECT:

Case Number:	LTCL-2025-127	Investigating Officer:	Jarvis Gamble
Violation Location:	1204 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Telco Investments LLC PO Box 742371 Boynton Beach, FL 33474
Registered agent:	Terry Coley 1221 Avenue G Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - 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: Jarvis Gamble

Started On: 06/25/2025 09:40 AM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM**6. a. 9.****Meeting Date:** 08/06/2025**Re:** Case # LTCL-2025-128 - 1129 Avenue F**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-128	Investigating Officer:	Jarvis Gamble
Violation Location:	1129 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Telco Investments LLC PO Box 742371 Boynton Beach, FL 33474
Registered Agent:	Terry Coley 1221 Avenue G Fort Pierce FL, 34950

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - 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: Jarvis Gamble

Started On: 06/25/2025 10:26 AM

Final Approval Date: 07/28/2025

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-129 - 1125 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-129	Investigating Officer:	Jarvis Gamble
Violation Location:	1125 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Robert and Natalie Henderson & James T. Thomas 5793A NW 151st ST Miami Lakes, FL 33014
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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: Jarvis Gamble
Final Approval Date: 07/28/2025

Started On: 06/26/2025 09:58 AM

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 08/06/2025

Re: Case # LTCL-2025-130 - 1123 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-130	Investigating Officer:	Jarvis Gamble
Violation Location:	1123 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 24, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 25, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Peggy Sumpter 1504 Valencia Avenue Fort Pierce, FL 34946
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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: Jarvis Gamble
Final Approval Date: 07/28/2025

Started On: 06/26/2025 10:21 AM

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-160 - 1908 Sunrise Blvd

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

SUBJECT:

Case Number:	NOOP-2025-160	Investigating Officer:	An'Nnecia Taylor
Violation Location:	1908 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	June 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 23, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Chantale Jean Charles 1901 Oleander Blvd Fort Pierce, FL 34950
Additional Party:	Irame Jean Charles

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the White Mercedes-Benz E350 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: An'necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/24/2025 11:41 AM

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-161 - 1908 Sunrise Blvd

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

SUBJECT:

Case Number:	NOOP-2025-161	Investigating Officer:	An'Necia Taylor
Violation Location:	1908 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	June 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 23, 2025
Last Inspection Date:	August 5, 2025

OWNER:

Violator:	Chantale Jean Charles 1901 Oleander Ave Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the White Mitsubishi Endeavor 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: An'necia Taylor
Final Approval Date: 07/28/2025

Started On: 06/24/2025 11:51 AM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 08/06/2025

Re: Case # NOOP-2025-168 - 1123 Avenue F

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

SUBJECT:

Case Number:	NOOP-2025-168	Investigating Officer:	Jarvis Gamble
Violation Location:	1123 Avenue F		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	June 26, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 27, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 27, 2025
Last Inspection Date:	August 5, 2025

OWNER:

VIOLATOR:	Peggy Sumpter 1504 Valencia Avenue Fort Pierce, FL 34950
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operable Vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the gray Cadillac Coupe DeVille is removed from the property.
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: Jarvis Gamble
Final Approval Date: 07/28/2025

Started On: 06/26/2025 04:30 PM