

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 13, 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**
 - b. **PUBLIC HEARINGS - CITATION DISPUTES**
 - c. **PUBLIC HEARINGS - VIOLATION CASES**
 - d. **PUBLIC HEARINGS - NUISANCE CASES**

0.

Case Number:	NOOP-2025-176	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

0.

Case Number:	LTCL-2025-154	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1602 Pine Hollow Dr		

0.

Case Number:	LTCL-2025-155	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1604 Pine Hollow Dr		

0.

Case Number:	LTCL-2025-156	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	906 S 17th ST		

0.

Case Number:	LTCL-2025-157	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Dayman Ave AKA 1219 Dayman Ave (2416-602-0099-020-7)		

0.

Case Number:	LTCL-2025-158	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1217 Dayman Ave		

0.

Case Number:	LTCL-2025-169	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1107 Dayman Ave AKA Dayman Ave (2416-504-0227-000-7)		

0.

Case Number:	LTCL-2025-193	Investigating Officer:	Charmaine Kirkland
---------------------	---------------	-------------------------------	--------------------

Violation Location:	2707 Orange Avenue
----------------------------	--------------------

0.	Case Number:	LTCL-2025-195	Investigating Officer:	Charmaine Kirkland
	Violation Location:	4006 Okeechobee Rd		

0.	Case Number:	NOOP-2025-185	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1812 S 27th St		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

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

6. **FINAL MATTERS**

a. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	Case Number:	LTCL-2025-140	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1405 N 15th ST		

2.	Case Number:	NOOP-2025-166	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

3.	Case Number:	NOOP-2025-167	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

4.	Case Number:	NOOP-2025-170	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

5.	Case Number:	NOOP-2025-171	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

6.	Case Number:	NOOP-2025-172	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

7.	Case Number:	NOOP-2025-173	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

8.	Case Number:	NOOP-2025-174	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

9.	Case Number:	NOOP-2025-175	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2002 Orange Ave		

10.	Case Number:	NOOP-2025-177	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1405 N 15th ST		

11.	Case Number:	NOOP-2025-178	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1405 N 15th ST		

12.	Case Number:	NUIS-2025-19	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1405 N 15th ST		

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. d. 0.

Meeting Date: 08/13/2025**Re:** Case # NOOP-2025-176 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-176	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower Rd Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower Rd Fort Pierce, FL 34950
Vehicle Owner:	Nicole M Durham

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 Toyota Camry 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 ReviewForm Started By: Manuel Fernandez, Jr.
Final Approval Date: 08/05/2025

Started On: 06/29/2025 11:43 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025**Re:** Case # LTCL-2025-154 - 1602 Pine Hollow Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-154	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1602 Pine Hollow Dr		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	Southern City Development Inc 6011 Buchanan DR Fort Pierce, FL 34982-3201
Registered Agent:	Brian P Bean 6011 Buchanan Drive Fort Pierce, FL 34982

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/10/2025 11:21 AM

Final Approval Date: 08/05/2025

Special Magistrate Hearing - 9:00AM**4. d. 0.****Meeting Date:** 08/13/2025**Re:** Case # LTCL-2025-155 - 1604 Pine Hollow Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-155	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	1604 Pine Hollow Dr		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	Southern City Development Inc 6011 Buchanan DR Fort Pierce, FL 34982-3201
Registered Agent:	Brian P Bean 6011 Buchanan Drive Fort Pierce, FL 34982

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/10/2025 11:25 AM

Final Approval Date: 08/05/2025

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025

Re: Case # LTCL-2025-156 - 906 S 17th ST

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

SUBJECT:

Case Number:	LTCL-2025-156	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	906 S 17th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	RMFT LLC 4074 NE Skyline DR Jensen Beach, FL 34957-3839
Registered Agent:	Philip A Clifford 4074 NE SKYLINE DR JENSEN BEACH, FL 34957

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 08/05/2025

Started On: 07/10/2025 12:20 PM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025

Re: Case # LTCL-2025-157 - Dayman Ave AKA 1219 Dayman Ave (2416-602-0099-020-7)

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

SUBJECT:

Case Number:	LTCL-2025-157	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Dayman Ave AKA 1219 Dayman Ave (2416-602-0099-020-7)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	Mohamed K N Shaffee Abdul R I Shaffee 1209 Birch ST Fort Pierce, FL 34950-4805
------------------------	---

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 08/05/2025

Started On: 07/10/2025 02:25 PM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025

Re: Case # LTCL-2025-158 - 1217 Dayman Ave

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

SUBJECT:

Case Number:	LTCL-2025-158	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1217 Dayman Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	Mohamed K N Shaffee Abdul R I Shaffee 1209 Birch ST Fort Pierce, FL 34950-4805
------------------------	---

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 08/05/2025

Started On: 07/13/2025 09:51 AM

Special Magistrate Hearing - 9:00AM**4. d. 0.****Meeting Date:** 08/13/2025**Re:** Case # LTCL-2025-169 - 1107 Dayman Ave AKA Dayman Ave (2416-504-0227-000-7)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-169	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1107 Dayman Ave AKA Dayman Ave (2416-504-0227-000-7)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 17, 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 11, 2025

OWNER:

Property Owner:	1707 Dayman Ave LLC 423 Delaware Ave Fort Pierce, FL 34950-8355
Registered Agent:	Roy Mildner 423 Delaware Avenue 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:
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/13/2025 10:40 AM

Final Approval Date: 08/05/2025

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025

Re: Case # LTCL-2025-193- 2707 Orange Ave

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

SUBJECT:

Case Number:	LTCL-2025-193	Investigating Officer:	Charmaine Kirkland
Violation Location:	2707 Orange Avenue		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	August 12, 2025

OWNER:

Owner:	First Haitian Free Church of Nazarene By Faith Inc 220 S Orange Blossom Trl Orlando, FL 32805
Additional Party:	Joseph G Divra 3020 Barrios Ave Orlando, FL 32811

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: 08/05/2025

Started On: 07/18/2025 04:50 PM

Special Magistrate Hearing - 9:00AM**4. d. 0.****Meeting Date:** 08/13/2025**Re:** Case # LTCL-2025-195 - 4006 Okeechobee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-195	Investigating Officer:	Charmaine Kirkland
Violation Location:	4006 Okeechobee Rd		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	August 12, 2025

OWNER:

Owner:	Dollar Tree Stores Inc 500 Volvo Pkwy Chesapeake, VA 23320
Additional Party:	Corporation Service Company 1201 Hays St Tallahassee, FL 32301

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: 07/22/2025 04:43 PM

Final Approval Date: 08/05/2025

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/13/2025

Re: Case# NOOP-2025-185 - 1812 S 27th St

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

SUBJECT:

Case Number:	NOOP-2025-185	Investigating Officer:	Charmaine Kirkland
Violation Location:	1812 S 27th St		

CASE INFORMATION:

Case Type:	Non-operative vehicle
NOV Issue Date:	July 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	August 12, 2025

OWNER:

Owner:	Katrina A McGathey & Buccaneer Building Corp 1812 S 27th St Fort Pierce, FL 34947
Additional Party:	Katrina Hout McGathey

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 Jeep Grand Cherokee is safely and legally operable on the roadway.
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: Charmaine Kirkland
Final Approval Date: 08/05/2025

Started On: 07/22/2025 04:50 PM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 08/13/2025

Re: Case # LTCL-2025-140 - 1405 N 15th ST

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

SUBJECT:

Case Number:	LTCL-2025-140	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1405 N 15th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Kwong Chan 9801 Scribner LN Wellington, FL 33414-6487
------------------------	---

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

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 08/13/2025

Re: Case # NOOP-2025-166 - 2002 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-166	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower RD Fort Pierce, FL 34950-5072
Registered Agent:	Jason Knight 1105 Mayflower RD Fort Pierce, FL 34950

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 Blue enclosed utility 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

Inbox

Stop has been removed (Originator)
 Stop has been removed
 Form Started By: Manuel Fernandez, Jr.

Reviewed By

Manuel Fernandez, Jr.
 Katherine Calderon

Date

07/10/2025 11:17 AM
 07/11/2025 02:56 PM
 Started On: 06/26/2025 11:12 AM

Special Magistrate Hearing - 9:00AM**6. a. 3.****Meeting Date:** 08/13/2025**Re:** Case # NOOP-2025-167 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-167	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower RD Fort Pierce, FL 34950-5072
Registered Agent:	Jason Knight 1105 Mayflower Rd 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:
 - Per the Notice of Violation, ensure that the Green Landrover Discovery 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**Inbox**

Stop has been removed (Originator)

Stop has been removed

Form Started By: Manuel Fernandez, Jr.

Reviewed By

Manuel Fernandez, Jr.

Katherine Calderon

Date

07/07/2025 10:34 AM

07/11/2025 02:56 PM

Started On: 06/26/2025 11:58 AM

Special Magistrate Hearing - 9:00AM**6. a. 4.****Meeting Date:** 08/13/2025**Re:** Case # NOOP-2025-170 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-170	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower Rd Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower Rd Fort Pierce, FL 34950

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 Grey GMC Yukon 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**Inbox**

Stop has been removed (Originator)

Stop has been removed

Form Started By: Manuel Fernandez, Jr.

Reviewed By

Manuel Fernandez, Jr.

Katherine Calderon

Date

07/07/2025 11:37 AM

07/11/2025 02:56 PM

Started On: 06/29/2025 09:57 AM

Special Magistrate Hearing - 9:00AM**6. a. 5.****Meeting Date:** 08/13/2025**Re:** Case # NOOP-2025-171 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-171	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower RD Fort Pierce, FL 34950-5072
Registered Agent:	Jason Knight 1105 Mayflower RD Fort Pierce, FL 34950
Vehicle Owner:	Eddy's Garage

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 06/29/2025 09:59 AM

Special Magistrate Hearing - 9:00AM**6. a. 6.****Meeting Date:** 08/13/2025**Re:** Case # NOOP-2025-172 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-172	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower RD Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower RD Fort Pierce, FL 34950

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 Red Ford F150 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: 06/29/2025 10:15 AM

Special Magistrate Hearing - 9:00AM**6. a. 7.****Meeting Date:** 08/13/2025**Re:** Case # NOOP-2025-173 - 2002 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-173	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower Rd Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower Rd Fort Pierce, FL 34950
Vehicle Owner:	Soterios G Koukos

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 Silver Chrysler PT Cruiser is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 06/29/2025 10:50 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 08/13/2025

Re: Case # NOOP-2025-174 - 2002 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-174	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower Rd Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower Rd Fort Pierce, FL 34950
Vehicle Owner:	Luciana Merice

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 Chevy Van is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 08/13/2025

Re: Case # NOOP-2025-175 - 2002 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-175	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2002 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Knight Universal Inc 1105 Mayflower Rd Fort Pierce, FL 34950
Registered Agent:	Jason Knight 1105 Mayflower Rd Fort Pierce, FL 34950
Vehicle Owner:	Jason Knight DBA Jason Knight Services

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 enclosed utility 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

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 08/13/2025

Re: Case # NOOP-2025-177 - 1405 N 15th ST

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

SUBJECT:

Case Number:	NOOP-2025-177	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1405 N 15th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Kwong Chan 9801 Scribner LN Wellington, FL 33414-6487
------------------------	---

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 Brown Jeep Liberty is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 08/13/2025

Re: Case # NOOP-2025-178 - 1405 N 15th ST

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

SUBJECT:

Case Number:	NOOP-2025-178	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1405 N 15th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Kwong Chan 9801 Scribner LN Wellington, FL 33414-6487
------------------------	---

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 Chevy Van is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 08/13/2025

Re: Case # NUIS-2025-19 - 1405 N 15th ST

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

SUBJECT:

Case Number:	NUIS-2025-19	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1405 N 15th ST		

CASE INFORMATION:

Case Type:	Board-up
NOV Issue Date:	July 1, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 1, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 1, 2025
Last Inspection Date:	August 11, 2025

OWNER:

Property Owner:	Kwong Chan 9801 Scribner LN Wellington, FL 33414-6487
------------------------	---

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate 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:
 - Secure all openings, doors, and windows on the structures.
- 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