

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 20, 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**

0.

Case Number:	CE-2025-254	Investigating Officer:	Charmaine Kirkland
Violation Location:	1107 Hemlock Cir		

0.

Case Number:	CE-2025-248	Investigating Officer:	Charmaine Kirkland
Violation Location:	1902 York CT		

0.

Case Number:	CE-2025-245	Investigating Officer:	Charmaine Kirkland
Violation Location:	1912 York Ct		

0.

Case Number:	CE-2025-251	Investigating Officer:	Heather Debevec
Violation Location:	809 Atlantic Ave		

0.

Case Number:	CE-2025-250	Investigating Officer:	Heather Debevec
Violation Location:	815 Atlantic Ave		

0.

Case Number:	CE-2025-249	Investigating Officer:	Heather Debevec
Violation Location:	827 Atlantic Ave		

0.

Case Number:	CE-2025-244	Investigating Officer:	Heather Debevec
Violation Location:	911 Atlantic Ave		

0.

Case Number:	CE-2025-332	Investigating Officer:	Charmaine Kirkland
Violation Location:	3107 Atlantic Avenue		

0.

Case Number:	CE-2025-443	Investigating Officer:	Manuel Fernandez Jr.
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Violation Location:	1408 Zephyr Ave
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d. **PUBLIC HEARINGS - NUISANCE CASES**

0.	Case Number:	LTCL-2025-161	Investigating Officer:	Jarvis Gmble
	Violation Location:	1212 Avenue F		

0.	Case Number:	LTCL-2025-162	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue F		

0.	Case Number:	LTCL-2025-163	Investigating Officer:	Jarvis Gamble
	Violation Location:	1202 Avenue F		

0.	Case Number:	LTCL-2025-166	Investigating Officer:	Jarvis Gamble
	Violation Location:	1130 Avenue F		

0.	Case Number:	LTCL-2025-188	Investigating Officer:	Jarvis Gamble
	Violation Location:	705 N 12th St		

0.	Case Number:	LTCL-2025-165	Investigating Officer:	Jarvis Gamble
	Violation Location:	707 N 12th ST		

e. **PUBLIC HEARINGS - OTHER CASES**

0.	Case Number:	NOOP-2025-142	Investigating Officer:	Heather Debevec
	Violation Location:	1401 Orange Ave		

0.	Case Number:	NOOP-2025-146	Investigating Officer:	Heather Debevec
	Violation Location:	5045 S US Highway 1		

0.	Case Number:	NOOP-2025-147	Investigating Officer:	Heather Debevec
	Violation Location:	5045 S US Highway 1		

0.	Case Number:	NOOP-2025-148	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		

0.	Case Number:	LTCL-2025-120	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Louisiana Avenue		

0.	Case Number:	LTCL-2025-135	Investigating Officer:	Heather Debevec
	Violation Location:	1835 Sandridge Rd		

0.	Case Number:	LTCL-2025-136	Investigating Officer:	Heather Debevec
	Violation Location:	1839 Sandridge Rd		

5. **OLD BUSINESS**

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

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

0.	Case Number:	NAVI-2025-00006 (Previously 24-432)	Investigating Officer:	Heather Debevec
	Violation Location:	2420 Sunrise Blvd		

6. **FINAL MATTERS**

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

1.	Case Number:	CE-2025-239	Investigating Officer:	Heather Debevec
	Violation Location:	812 Atlantic Ave		

2.	Case Number:	CE-2025-247	Investigating Officer:	Heather Debevec
	Violation Location:	909 Atlantic Ave		

3.	Case Number:	LTCL-2025-182	Investigating Officer:	An'Necia Taylor
	Violation Location:	423 N 13th St		

4.	Case Number:	LTCL-2025-106	Investigating Officer:	Heather Debevec
	Violation Location:	Orange Ave (2409-703-0011-000-9)		

5.	Case Number:	LTCL-2025-107	Investigating Officer:	Heather Debevec
	Violation Location:	1809 Orange Ave		

6.	Case Number:	LTCL-2025-108	Investigating Officer:	Heather Debevec
	Violation Location:	1807 Orange Ave		

7.	Case Number:	LTCL-2025-110	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		

8.	Case Number:	LTCL-2025-116	Investigating Officer:	Heather Debevec
	Violation Location:	1833 Sandridge Rd		

9.	Case Number:	LTCL-2025-117	Investigating Officer:	Heather Debevec
	Violation Location:	Hernando St 2401-505-0003-0008		

10.	Case Number:	LTCL-2025-118	Investigating Officer:	Heather Debevec
	Violation Location:	Porpoise Ave 2401-505-0002-0001		

11.	Case Number:	LTCL-2025-119	Investigating Officer:	Heather Debevec
	Violation Location:	S Ocean Dr 2401-505-0001-0004		

12.	Case Number:	LTCL-2025-168	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue F		

13.	Case Number:	NOOP-2025-128	Investigating Officer:	Heather Debevec
	Violation Location:	1807 Orange Ave		

14.	Case Number:	NOOP-2025-129	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		

15.	Case Number:	NOOP-2025-130	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
16.	Case Number:	NOOP-2025-131	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
17.	Case Number:	NOOP-2025-132	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
18.	Case Number:	NOOP-2025-133	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
19.	Case Number:	NOOP-2025-134	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
20.	Case Number:	NOOP-2025-126	Investigating Officer:	Heather Debevec
	Violation Location:	1807 Orange Ave		
21.	Case Number:	NOOP-2025-127	Investigating Officer:	Heather Debevec
	Violation Location:	1807 Orange Ave		
22.	Case Number:	NOOP-2025-135	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
23.	Case Number:	NOOP-2025-136	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
24.	Case Number:	NOOP-2025-137	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
25.	Case Number:	NOOP-2025-138	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
26.	Case Number:	NOOP-2025-139	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
27.	Case Number:	NOOP-2025-140	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		
28.	Case Number:	NOOP-2025-141	Investigating Officer:	Heather Debevec
	Violation Location:	1805 Orange Ave		

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. c. 0.

Meeting Date: 08/20/2025

Re: Case# CE-2025-254 - 1107 Hemlock Cir

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

SUBJECT:

Case Number:	CE-2025-254	Investigating Officer:	Charmaine Kirkland
Violation Location:	1107 Hemlock Cir		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	March 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 19, 2025

OWNER:

Owner:	Jeremy Green 1107 Hemlock Cir Fort Pierce, FL 34947
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VIOLATIONS:

- 24-19 (6)(b)-Nuisances;outside storage
- IPMC 302.7 Accessory structures
- IPMC 304.2 Protective treatment
- IPMC 702.4 Emergency escape openings

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove all wood boards
 - Repair or remove the fence where disrepair has occurred
 - Pressure wash or paint where chipping, molding, discoloration and deterioration has occurred
 - Remove boards from all windows throughout the home
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 08/12/2025

Started On: 05/30/2025 09:32 AM

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025

Re: Case# CE-2025-248 - 1902 York Ct

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

SUBJECT:

Case Number:	CE-2025-248	Investigating Officer:	Charmaine Kirkland
Violation Location:	1902 York CT		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular Mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 19, 2025

OWNER:

Owner:	Taylor Robert West Morgan Elizabeth West 1902 York Ct Fort Pierce, FL 34982
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VIOLATIONS:

- 24-19(6)(b)- Nuisances; Tires, abandoned or inoperative appliances; mechanical equipment or parts
- 24-19(6)(d)- Nuisances; Outside storage; junk
- 30-28(c)- SW Containers-when placed

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove all inoperative appliances.
 - Remove all debris and other trash-related items.
 - Place all trash containers on the side or rear of the house on non-collection days.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 08/12/2025

Started On: 05/30/2025 10:10 AM

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025

Re: Case# CE-2025-245 - 1912 York Ct

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

SUBJECT:

Case Number:	CE-2025-245	Investigating Officer:	Charmaine Kirkland
Violation Location:	1912 York Ct		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 19, 2025

OWNER:

Owner:	Ciny Popp Stephanie Marie Glenn 1912 York Ct Fort Pierce, FL 34982
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VIOLATIONS:

30-28(c)- SW:Containers-when placed

30-28(d) SW:Containers-Care

IPMC 304.13- Window, skylight and door frames

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Place trash containers on the side or rear of the house on non-collection days
 - Restore and remove paint on trash containers
 - Repair broken window
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 05/30/2025 10:36 AM

Final Approval Date: 08/12/2025

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025

Re: Case # CE-2025-251 - 809 Atlantic Ave

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

SUBJECT:

Case Number:	CE-2025-251	Investigating Officer:	Heather Debevec
Violation Location:	809 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Judith Cheryl Ten Hoeve 16027 89th PL N Loxahatchee, FL 33470
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VIOLATIONS:

- 125-322(c)(1) - Fences: Height restrictions
- 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
- 30-28(c) - SW: Containers

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Trim bushes to be 4 feet tall at the front of the home.
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance. Clean off fence lines.
 - Store waste bins to the side or rear of the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 06/20/2025 02:07 PM

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025

Re: Case # CE-2025-250 - 815 Atlantic Ave

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

SUBJECT:

Case Number:	CE-2025-250	Investigating Officer:	Heather Debevec
Violation Location:	815 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Kolyma Partners LLC 250 S Central BLVD Ste 205 Jupiter, FL 33458
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Paint the peeling areas on the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/12/2025

Started On: 06/20/2025 04:05 PM

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025
Re: Case # CE - 2025-249 - 827 Atlantic Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	CE-2025-249	Investigating Officer:	Heather Debevec
Violation Location:	827 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Lynda Phillips 827 Atlantic AVE Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Pressure wash the home where discolored and if that does not work then paint.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/12/2025

Started On: 06/20/2025 04:19 PM

Special Magistrate Hearing - 9:00AM**4. c. 0.****Meeting Date:** 08/20/2025**Re:** Case # CE-2025-244 - 911 Atlantic Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-244	Investigating Officer:	Heather Debevec
Violation Location:	911 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Loette Broom 911 Atlantic AVE Fort Pierce, FL 34950
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VIOLATIONS:

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

24-19(6)(d) - Nuisances: Outside Storage

30-28(c) - SW: Containers

IPMC 302.7 - Accessory Structures

IPMC 304.2 - Protective Treatment

IPMC 304.3 - Address Identification

IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:

- Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above and remove all trash and debris, including landscape debris generated from bringing the property into compliance. Clean off fence lines.
- Remove loose items from the yard.
- Store waste bins to the side or rear of the home.
- Repair the fence where pieces are missing and deteriorating.
- Pressure wash the home and fence where discoloration is occurring, if this does not work then paint.
- Place house numbers to be visible from the roadway.
- Remove the coverings from the windows.

2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/20/2025 04:29 PM

Final Approval Date: 08/12/2025

Special Magistrate Hearing - 9:00AM**4. c. 0.****Meeting Date:** 08/20/2025**Re:** Case# CE-2025-332 - 3107 Atlantic Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-332	Investigating Officer:	Charmaine Kirkland
Violation Location:	3107 Atlantic Avenue		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 23, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	July 23, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	July 25, 2025
Last Inspection Date:	August 05, 2025

OWNER:

Owner:	Pedro Moreno Maldonado & Liliana Ortega Martinez 3107 Atlantic Ave Fort Pierce, FL 34947
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VIOLATIONS:

123-37(12)-Landscape maintenance
 125-322(c)(1)-Fences:Height restrictions
 24-19(6)(a)-Nuisances: Outside Storage-trash and rubbish
 24-19(6)(c)-Nuisances:
 24-19(6)(d)-Nuisances:
 30-28(c)-SW: Containers-When placed

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Cut and trim all hedges in the front yard to meet the requirements of the code.
 - Remove debris and all trash-related items.
 - Remove all concrete blocks and wood boards.
 - Remove water and plastic storage containers, and all disabled construction and building tools.
 - Place all trash containers on the side or rear of the house on non-collection days.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 08/12/2025

Started On: 06/25/2025 04:38 PM

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 08/20/2025

Re: Case# CE-2025-443 - 1408 Zephyr Ave

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

SUBJECT:

Case Number:	CE-2025-443	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1408 Zephyr Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail
Posting Date:	August 8, 2025
Inspection Date:	August 8, 2025

OWNER:

Property Owner:	Rolando Meljem 5001 S Indian River DR Fort Pierce, FL 34982
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VIOLATIONS:

Section 123-64(a) - Tree: Removal without a permit

RECOMMENDATION:

The City requests that the Special Magistrate find the following:

1. Per State Statute 162.09(2)(a), the violation is determined to be irreparable or irreversible in nature.
2. Given the size of the protected tree (47.3" DBH), staff recommends imposing the maximum penalty of \$5,000.00.
3. The violator(s) be assessed a fine in the amount of \$5,000.00, to be paid within 30 days to the City tree fund.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 08/12/2025

Started On: 07/22/2025 04:32 PM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-161 - 1212 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-161	Investigating Officer:	Jarvis Gmble
Violation Location:	1212 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	Ronald Wright 1441 Pineburke LN Fort Pierce, FL 34947
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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: 08/12/2025

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

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-162 - Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-162	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	Ronald E. Wright & Juanita Wright 1441 Pineburke LN Fort Pierce, FL 34947
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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: 08/12/2025

Started On: 07/11/2025 11:32 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-163 - 1202 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-163	Investigating Officer:	Jarvis Gamble
Violation Location:	1202 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	Keisha Campbell 1649 SW Chicory TER Port St Lucie, FL 34953
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscape 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 a 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

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-166 - 1130 Avenue F

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

SUBJECT:

Case Number:	LTCL-2025-166	Investigating Officer:	Jarvis Gamble
Violation Location:	1130 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	SGHK Forgione Holdings LLC 1060 NE 27TH WAY Pompano Beach, FL 33062
REGISTERED AGENT:	Michael Forgione 1060 NE 27th WAY Pompano Beach, FL 33062

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

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-188 - 705 N 12th St

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

SUBJECT:

Case Number:	LTCL-2025-188	Investigating Officer:	Jarvis Gamble
Violation Location:	705 N 12th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 16, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	SGHK Forgione Holdings LLC 1060 NE 27th WAY Pompano Beach, FL 33062
REGISTERED AGENT:	Michael Forgione 1060 NE 27th WAY Pompano Beach, FL 33062

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

4. d. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-165 - 707 N 12th St

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

SUBJECT:

Case Number:	LTCL-2025-165	Investigating Officer:	Jarvis Gamble
Violation Location:	707 N 12th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	SGHK Forgione Holdings LLC 1060 NE 27TH WAY Pompano Beach, FL 33062
Registered Agent:	Michael Forgione 1060 NE 27th WAY Pompano Beach, FL 33062

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: 08/06/2025 04:09 PM

Final Approval Date: 08/07/2025

Special Magistrate Hearing - 9:00AM

4. e. 0.

Meeting Date: 08/20/2025**Re:** Case # NOOP-2025-142 - 1401 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-142	Investigating Officer:	Heather Debevec
Violation Location:	1401 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicles
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	NMHM INC 1726 Okeechobee RD Fort Pierce, FL 34954
Additional Party:	Nazir Mustafa 1400 ORANGE AVE FORT PIERCE, FL 34950
Additional Party:	NM & HM INC 1409 Orange AVE Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/02/2025 03:44 PM

Special Magistrate Hearing - 9:00AM**4. e. 0.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-146 - 5045 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-146	Investigating Officer:	Heather Debevec
Violation Location:	5045 S US Highway 1		

CASE INFORMATION:

Case Type:	Non Operative Vehicle
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	5045 S US Hwy 1 LLC PO Box 2626 Lakeland, FL 33806
Additional Party:	B2BP Real Estate LLC 1905 S Florida AVE Lakeland, FL 33803

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/03/2025 10:13 AM

Special Magistrate Hearing - 9:00AM**4. e. 0.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-147 - 5045 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-147	Investigating Officer:	Heather Debevec
Violation Location:	5045 S US Highway 1		

CASE INFORMATION:

Case Type:	Non Operative Vehicle
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	5045 S US Hwy 1 LLC PO Box 2626 Lakeland, FL 33806
Additional Party:	B2BP Real Estate LLC 1905 S Florida AVE Lakeland, FL 33803

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/03/2025 10:23 AM

Special Magistrate Hearing - 9:00AM**4. e. 0.****Meeting Date:** 08/20/2025**Re:** Case # NOOP-2025-148 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-148	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle
NOV Issue Date:	June 6, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	complied before letter was sent out
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	complied before posting
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Harry Bell - Singletary 314 N 18TH ST FORT PIERCE, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that all vehicles are safely and elgally oeprable on a public roadway or removed.
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
Form Started By: Heather Debevec**Reviewed By**

Katherine Calderon

Date07/11/2025 03:23 PM
Started On: 06/06/2025 04:29 PM

Special Magistrate Hearing - 9:00AM**4. e. 0.****Meeting Date:** 08/20/2025**Re:** Case# LTCL-2025-120 - 3101 Louisiana Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-120	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Louisiana Avenue		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	June 17, 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 19, 2025

OWNER:

Owner:	FP34A LLC 3225 Mcleod Dr Ste 100 Las Vegas, NV 89121
Additional Party:	Anderson Registered Agents, Inc 625 E Twiggs St Suite 110 Tampa, FL 33602

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: 06/21/2025 04:54 PM

Final Approval Date: 08/12/2025

Special Magistrate Hearing - 9:00AM

4. e. 0.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-135 - 1835 Sandridge Rd

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

SUBJECT:

Case Number:	LTCL-2025-135	Investigating Officer:	Heather Debevec
Violation Location:	1835 Sandridge Rd		

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 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 2, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Jason Merrit 6429 Riverland DR Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/12/2025

Started On: 06/27/2025 11:03 AM

Special Magistrate Hearing - 9:00AM

4. e. 0.

Meeting Date: 08/20/2025

Re: Case# LTCL-2025-136 - 1839 Sandridge Rd

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

SUBJECT:

Case Number:	LTCL-2025-136	Investigating Officer:	Heather Debevec
Violation Location:	1839 Sandridge Rd		

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 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 2, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Jason Merrit 6429 Riverland DR Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/12/2025

Started On: 06/27/2025 11:25 AM

Special Magistrate Hearing - 9:00AM

5. b. 0.

Meeting Date: 08/20/2025

SUBJECT:

Case Number:	NAVI-2025-00006 (Previously 24-432)	Investigating Officer:	Heather Debevec
Violation Location:	2420 Sunrise Blvd		

CASE INFORMATION:

Case Type:	Lien Reduction
NOV Issue Date:	February 23, 2024
NTA Issue Date:	July 31, 2024
NTA Service Method	Certified mail

PARTIES:

VIOLATOR:	James E Holland Alexandria Natasha Lopez 2420 Sunrise Blvd Fort Pierce, FL 34982-3555
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VIOLATIONS:

- IPMC 702.4 Emergency escape openings (covered windows)
- IPMC 304.3 Address Identification
- IPMC 304.2 Protective treatment

FINDINGS/CASE FOLLOW-UP:

On August 21, 2024, Special Magistrate Pelletier ordered the violators 60 days to comply or be fined \$100 daily.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. Maybe
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. Maybe
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. How many
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 08/12/2025

Started On: 07/21/2025 10:37 AM

Special Magistrate Hearing - 9:00AM**6. a. 1.****Meeting Date:** 08/20/2025**Re:** Case # CE-2025-239 - 812 Atlantic Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-239	Investigating Officer:	Heather Debevec
Violation Location:	812 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Joachin Laurent 812 Atlantic AVE Fort Pierce, FL 34950
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VIOLATIONS:

30-28(c) - SW: Containers: IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Store waste bins to the side or rear of the home.
 - Paint the bare wood on the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/20/2025 03:33 PM

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 08/20/2025

Re: Case # CE-2025-247 - 909 Atlantic Ave

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

SUBJECT:

Case Number:	CE-2025-247	Investigating Officer:	Heather Debevec
Violation Location:	909 Atlantic Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Carolyn Norman(TR) 909 Atlantic AVE Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Paint the bare wood on the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Inbox

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/17/2025 02:12 PM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-182 - 423 N 13th St

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

SUBJECT:

Case Number:	LTCL-2025-182	Investigating Officer:	An'Necia Taylor
Violation Location:	423 N 13th St		

CASE INFORMATION:

Case Type:	Lot Clearing - CONTINUED
NOV Issue Date:	July 15,2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 30, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 30, 2025
Last Inspection Date:	August 19,2025

OWNER:

Violator:	GnG Ventures LLC 927 NE Jensen Beach Blvd Jensen Beach, FL 34957
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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

Started On: 07/16/2025 02:35 PM

Special Magistrate Hearing - 9:00AM**6. a. 4.****Meeting Date:** 08/20/2025**Re:** Case# LTCL-2025-106 - Orange Ave (2409-703-0011-000-9)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-106	Investigating Officer:	Heather Debevec
Violation Location:	Orange Ave (2409-703-0011-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	May 28, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Easy Go Investment LLC & Arams Center LLC 135 Doe TRL Jupiter, FL 33458-7675
Additional Party:	Arams Center LLC 348 Laurel Oaks WAY Jupiter, FL 33458
Additional Party:	Accounting Advantages INC 6650 W Indiantown RD 100 Jupiter, FL 33458

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/28/2025 03:04 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 08/20/2025

Re: Case# LTCL-2025-107 - 1809 Orange Ave

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

SUBJECT:

Case Number:	LTCL-2025-107	Investigating Officer:	Heather Debevec
Violation Location:	1809 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	May 29, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Naitram K. Sanasie & Hannah P. Melaram 581 SW Fairway AVE Port St. Lucie, FL 34983-2905
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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:
 - Per the Notice of Violation, mow the property, trim weeds, remove all trash / debris.
4. Failure to comply by the date ordered will result in:
 - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Inbox

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/29/2025 03:52 PM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 08/20/2025

Re: Case# LTCL-2025-108 - 1807 Orange Ave

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

SUBJECT:

Case Number:	LTCL-2025-108	Investigating Officer:	Heather Debevec
Violation Location:	1807 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	May 29, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067-2054
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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:
 - Per the Notice of Violation, mow, trim weeds, and remove all trash / debris.
4. Failure to comply by the date ordered will result in:
 - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Inbox

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/29/2025 04:19 PM

Special Magistrate Hearing - 9:00AM**6. a. 7.****Meeting Date:** 08/20/2025**Re:** Case # LTCL-2025-110 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-110	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora Yanes 7638 NW 51st PL Coral Springs, FL 33067
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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**Inbox**

Stop has been removed (Originator)
 Stop has been removed
 Stop has been removed
 Form Started By: Heather Debevec

Reviewed By

Heather Debevec
 Katherine Calderon
 Katherine Calderon

Date

06/05/2025 08:51 AM
 06/11/2025 11:30 AM
 07/11/2025 03:23 PM
 Started On: 05/30/2025 01:48 PM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-116 - 1833 Sandridge Rd

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

SUBJECT:

Case Number:	LTCL-2025-116	Investigating Officer:	Heather Debevec
Violation Location:	1833 Sandridge Rd		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 26, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Jonathan Nolli 234 Bimini DR Hutchinson Island, FL 34949
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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

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-117 - Hernando St 2401-505-0003-0008

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

SUBJECT:

Case Number:	LTCL-2025-117	Investigating Officer:	Heather Debevec
Violation Location:	Hernando St 2401-505-0003-0008		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 20,2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 26, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	Complied when I went to post
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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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

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-118 - Porpoise Ave 2401-505-0002-0001

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

SUBJECT:

Case Number:	LTCL-2025-118	Investigating Officer:	Heather Debevec
Violation Location:	Porpoise Ave 2401-505-0002-0001		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 20, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	June 26, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	Complied when I went to post
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Daniel Longman (TR) 2235 NW Seagrass DR Palm City, FL 34990
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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

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 08/20/2025
Re: Case # LTCL-2025-119 - S Ocean Dr 2401-505-0001-0004
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-119	Investigating Officer:	Heather Debevec
Violation Location:	S Ocean Dr 2401-505-0001-0004		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	June 20, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 26, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	Complied when I went to post
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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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

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 08/20/2025

Re: Case # LTCL-2025-168 - Avenue F

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

SUBJECT:

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

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	July 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 15, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 15, 2025
Last Inspection Date:	August 19, 2025

OWNER:

VIOLATOR:	21 Property Group LLC PO Box 7307 Athens, GA 30604
REGISTERED AGENT:	Maria W. Price 803 Golf Island DR Apollo Beach, FL 33572

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: 07/15/2025 12:08 PM

Special Magistrate Hearing - 9:00AM**6. a. 13.****Meeting Date:** 08/20/2025**Re:** Case # NOOP-2025-128 - 1807 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-128	Investigating Officer:	Heather Debevec
Violation Location:	1807 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicles - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Keith Woegens 4611 S US Highway 1 Fort Pierce, FL 34982

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 01:16 PM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 08/20/2025

Re: Case # NOOP-2025-129 - 1805 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-129	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 02:04 PM

Special Magistrate Hearing - 9:00AM

6. a. 15.

Meeting Date: 08/20/2025

Re: Case# NOOP-2025-130 - 1805 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-130	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 02:20 PM

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 08/20/2025

Re: Case# NOOP-2025-131 - 1805 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-131	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Colin Niell 2292 SE Aneci ST Port Saint Lucie, FL 34984

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 02:36 PM

Special Magistrate Hearing - 9:00AM**6. a. 17.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-132 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-132	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Lateria Bennett 705 S 29th ST 9D Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 02:52 PM

Special Magistrate Hearing - 9:00AM**6. a. 18.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-133 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-133	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Angela Decius 2880 Harson WAY Fort Pierce, FL 34946

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 03:25 PM

Special Magistrate Hearing - 9:00AM

6. a. 19.

Meeting Date: 08/20/2025

Re: Case # NOOP-2025-134 - 1805 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-134	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 03:38 PM

Special Magistrate Hearing - 9:00AM

6. a. 20.

Meeting Date: 08/20/2025
Re: Case # NOOP-2025-126 - 1807 Orange Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-126	Investigating Officer:	Heather Debevec
Violation Location:	1807 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 11:29 AM

Special Magistrate Hearing - 9:00AM

6. a. 21.

Meeting Date: 08/20/2025

Re: Case # NOOP-2025-127 - 1807 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-127	Investigating Officer:	Heather Debevec
Violation Location:	1807 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

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Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 12:43 PM

Special Magistrate Hearing - 9:00AM**6. a. 22.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-135 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-135	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	David Michael Rice & Judy Lynn Rice 1298 SW Jericho AVE Port Saint Lucie, FL 34953

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 03:51 PM

Special Magistrate Hearing - 9:00AM**6. a. 23.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-136 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-136	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Willie's Car Care 1826 Orange Ave Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 04:03 PM

Special Magistrate Hearing - 9:00AM**6. a. 24.****Meeting Date:** 08/20/2025**Re:** Case# NOOP-2025-137 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-137	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Willie C Smith Jr. 3101 Jersey CT FT Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 05/30/2025 04:23 PM

Special Magistrate Hearing - 9:00AM

6. a. 25.

Meeting Date: 08/20/2025

Re: Case# NOOP-2025-138 - 1805 Orange Ave

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

SUBJECT:

Case Number:	NOOP-2025-138	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles - COMPLIED
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox

Stop has been removed
Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM
Started On: 05/30/2025 04:43 PM

Special Magistrate Hearing - 9:00AM

6. a. 26.

Meeting Date: 08/20/2025**Re:** Case# NOOP-2025-139 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-139	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Denis Joseph 455 NW Avens ST Port Saint Lucie, FL 34983

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/02/2025 02:19 PM

Special Magistrate Hearing - 9:00AM

6. a. 27.

Meeting Date: 08/20/2025
Re: Case # NOOP-2025-140 - 1805 Orange Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-140	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Kristen Suzor 400 18th ST Apt E3 Vero Beach, FL 32960

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Inbox
Stop has been removed
Form Started By: Heather Debevec

Reviewed By
Katherine Calderon

Date
07/11/2025 03:23 PM
Started On: 06/02/2025 02:59 PM

Special Magistrate Hearing - 9:00AM**6. a. 28.****Meeting Date:** 08/20/2025**Re:** Case # NOOP-2025-141 - 1805 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-141	Investigating Officer:	Heather Debevec
Violation Location:	1805 Orange Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 5, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 5, 2025
Last Inspection Date:	August 18, 2025

OWNER:

Owner:	Salvadora D. Yanes 7638 NW 51st PL Coral Springs, FL 33067
Additional Party:	Fabulous Logistics LLC 971 NW Demedici RD Port Saint Lucie, FL 34986
Additional Party:	Fabulous Logistics LLC 1014 Andrews Chapel RD Durham, NC 34986

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review**Inbox**

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

07/11/2025 03:23 PM

Started On: 06/02/2025 03:25 PM