

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 10, 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**

1.	Case Number:	CE-2025-217	Investigating Officer:	Heather Debevec
	Violation Location:	823 E Weatherbee Rd		

2.	Case Number:	CE-2025-218	Investigating Officer:	Heather Debevec
	Violation Location:	4601 Pinetree Dr		

3.	Case Number:	CE-2025-231	Investigating Officer:	Heather Debevec
	Violation Location:	2102 Golfview CT		

4.	Case Number:	CE-2025-263	Investigating Officer:	Heather Debevec
	Violation Location:	202 Hialeah Ave		

5.	Case Number:	CE-2025-272	Investigating Officer:	Heather Debevec
	Violation Location:	217 Hialeah Ave		

6.	Case Number:	CE-2025-274	Investigating Officer:	Heather Debevec
	Violation Location:	225 Hialeah Ave		

7.	Case Number:	CE-2025-318	Investigating Officer:	Charmaine Kirkland
	Violation Location:	307 N 13th Street		

8.	Case Number:	CE-2025-320	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2603 Jersey Ave		

9.	Case Number:	CE-2025-324	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3001 Dunbar St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	NUIS-2025-21	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2801 Citrus Ave A		

2.	Case Number:	LTCL-2025-209	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2801 Citrus Ave A		

3.	Case Number:	LTCL-2025-176	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1615 Delaware Ave		

4.	Case Number:	LTCL-2025-180	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1318 Boston Ave		

5.	Case Number:	LTCL-2025-185	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1314 Boston Ave		

6.	Case Number:	LTCL-2025-187	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1312 Boston Ave		

7.	Case Number:	NOOP-2025-189	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue G (2404-442-0023-000-1)		

8.	Case Number:	LTCL-2025-202	Investigating Officer:	Charmaine Kirkland
	Violation Location:	614 N 25th St		

9.	Case Number:	LTCL-2025-210	Investigating Officer:	Jarvis Gamble
	Violation Location:	1008 Avenue G		

10.	Case Number:	LTCL-2025-213	Investigating Officer:	Jarvis Gamble
	Violation Location:	1013 Avenue G		

11.	Case Number:	LTCL-2025-225	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue G (2404-442-0023-000-1)		

12.	Case Number:	LTCL-2025-231	Investigating Officer:	Jarvis Gamble
	Violation Location:	1208 Avenue G		

13.	Case Number:	LTCL-2025-233	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Delaware Ave (2409-712-0006-000-9)		

14.	Case Number:	LTCL-2025-239	Investigating Officer:	Jarvis Gamble
	Violation Location:	1004 Avenue G		

15.	Case Number:	LTCL-2025-241	Investigating Officer:	Jarvis Gamble
	Violation Location:	512 Dundas CT		

16.	Case Number:	LTCL-2025-242	Investigating Officer:	Jarvis Gamble
	Violation Location:	514 Dundas CT		

17.	Case Number:	LTCL-2025-244	Investigating Officer:	Jarvis Gamble
	Violation Location:	1224 Avenue G		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

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

6. **FINAL MATTERS**

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

1.	Case Number:	CE-2025-242	Investigating Officer:	Heather Debevec
	Violation Location:	123 S 10th St		

2.	Case Number:	CE-2025-259	Investigating Officer:	Heather Debevec
	Violation Location:	226 Hialeah Ave		

3.	Case Number:	NOOP-2025-149	Investigating Officer:	Heather Debevec
	Violation Location:	123 Hialeah Ave		

4.	Case Number:	CE-2025-261	Investigating Officer:	Heather Debevec
	Violation Location:	214 Hialeah Ave		

5.	Case Number:	CE-2025-302	Investigating Officer:	Heather Debevec
	Violation Location:	722 S US Highway 1		

6.	Case Number:	CE-2025-321	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2608 Jersey Ave		

7.	Case Number:	LTCL-2025-190	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2210 Orange Ave		

8.	Case Number:	LTCL-2025-243	Investigating Officer:	Jarvis Gamble
	Violation Location:	1219 Avenue G		

9.	Case Number:	NOOP-2025-187	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2807 Citrus Ave		

10.	Case Number:	NOOP-2025-188	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2807 Citrus Ave		

11.	Case Number:	CE-2025-260	Investigating Officer:	Heather Debevec
	Violation Location:	222 Hialeah Ave		
12.	Case Number:	LTCL-2025-237	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	122 N 14th ST		
13.	Case Number:	LTCL-2025-181	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1316 Boston Ave		
14.	Case Number:	LTCL-2025-171	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1502 Florida Ave		
15.	Case Number:	LTCL-2025-170	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2006 Georgia Ave		
16.	Case Number:	CE-2025-271	Investigating Officer:	Heather Debevec
	Violation Location:	213 Hialeah Ave		
17.	Case Number:	NOOP-2025-154	Investigating Officer:	Heather Debevec
	Violation Location:	202 Hialeah Ave		
18.	Case Number:	CE-2025-179	Investigating Officer:	Heather Debevec
	Violation Location:	2300 N US Highway 1		
19.	Case Number:	CE-2025-224	Investigating Officer:	Heather Debevec
	Violation Location:	2107 Golfview CT		
20.	Case Number:	LTCL-2025-218	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue G (2404-822-0017-000-2)		
21.	Case Number:	LTCL-2025-165	Investigating Officer:	Jarvis Gamble
	Violation Location:	707 N 12th ST		
22.	Case Number:	CE-2025-348	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1905 Colonial Rd		
23.	Case Number:	LTCL-2025-236	Investigating Officer:	Isaac Saucedo
	Violation Location:	1450 Bell Avenue		

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. 1.

Meeting Date: 09/10/2025

Re: Case# CE-2025-217 - 823 E Weatherbee Rd

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

SUBJECT:

Case Number:	CE-2025-217	Investigating Officer:	Heather Debevec
Violation Location:	823 E Weatherbee Rd		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 1, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	John Honea & Connie Jo Strawn 2270 Bell AVE Fort Pierce, FL 34982
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VIOLATIONS:

125-4 - Zoning compliance.
 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
 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 15 days to:
 - Remove the storage container as it is not allowed in a R-2 zone.
 - 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.
 - Paint the building where it is discoloring, paint is peeling, and bare wood is showing through.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 09/03/2025

Started On: 06/10/2025 12:15 PM

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 09/10/2025
Re: Case # CE-2025-218 - 4601 Pinetree Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	CE-2025-218	Investigating Officer:	Heather Debevec
Violation Location:	4601 Pinetree Dr		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 1, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	John Honea & Connie Jo Strawn 2270 Bell AVE Fort Pierce, FL 34982
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: : Landscaping requirements - for less than 3-acre properties.
24-19(19) - Nuisances: Outside storage indoor furniture.
24-19(6)(c) - Nuisances: Outside storage.
30-28(c) - SW: Containers.
IPMC 304.1 - Exterior Structure
IPMC 304.13 - Window, Skylight and Door Frames
IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

- 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.
 - Bring in or remove indoor-styled furniture from the yard.
 - Remove loose items from around the building and yard.
 - Store waste bins to the side or rear of the home.
 - Repair the loose soffit and rotting and loose siding.
 - Repair or replace the rotting window frames.
 - Pressure wash and paint the home where it is discoloring and peeling.
 - Obtain any necessary permits and comply with all permit conditions.
- Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 09/10/2025

Re: Case # CE-2025-231 - 2102 Golfview CT

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

SUBJECT:

Case Number:	CE-2025-231	Investigating Officer:	Heather Debevec
Violation Location:	2102 Golfview CT		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 4, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Albert Savelli (EST) PO Box 8282 Port Saint Lucie, FL 34985
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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 discolored areas of the home. If this 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: 09/03/2025

Started On: 06/12/2025 02:56 PM

Special Magistrate Hearing - 9:00AM

4. c. 4.

Meeting Date: 09/10/2025

Re: Case # CE-2025-263 - 202 Hialeah Ave

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

SUBJECT:

Case Number:	CE-2025-263	Investigating Officer:	Heather Debevec
Violation Location:	202 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 15, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Juan Cruz-Robles 202 Hialeah Ave Fort Pierce, FL 34982
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VIOLATIONS:

24-19(6)(c) - Nuisances: Outside storage

24-19(14) - Parking in front yard

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 15 days to:
 - Remove all loose items from the outside of the home.
 - Refrain from parking in the front yard.
 - Store waste containers to the side or rear of 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: Heather Debevec

Started On: 06/11/2025 12:30 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

4. c. 5.

Meeting Date: 09/10/2025

Re: Case # CE-2025-272 - 217 Hialeah Ave

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

SUBJECT:

Case Number:	CE-2025-272	Investigating Officer:	Heather Debevec
Violation Location:	217 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 16, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Jose Luis & Heriberto Gamez 217 Hialeah AVE Fort Pierce, FL 34982
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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 fascia and trim where it is discolored or; if this 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: 09/03/2025

Started On: 06/12/2025 08:17 AM

Special Magistrate Hearing - 9:00AM

4. c. 6.

Meeting Date: 09/10/2025

Re: Case # CE-2025-274 - 225 Hialeah Ave

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

SUBJECT:

Case Number:	CE-2025-274	Investigating Officer:	Heather Debevec
Violation Location:	225 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 16, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Rafael De La Paz Jr 225 Hialeah AVE Fort Pierce, FL 34982
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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 area of bare wood and pressure wash the discolored areas of 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: Heather Debevec
Final Approval Date: 09/03/2025

Started On: 07/02/2025 08:30 AM

Special Magistrate Hearing - 9:00AM

4. c. 7.

Meeting Date: 09/10/2025
Re: Case # CE-2025-318-307 N 13th St
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	CE-2025-318	Investigating Officer:	Charmaine Kirkland
Violation Location:	307 N 13th Street		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 08, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	August 09, 2025

OWNER:

Owner:	Alexis Torres Christine Logan 15321 Rockaway Blvd Jamaica, NY 11434-3635
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VIOLATIONS:

24-19(6)(c)-Nuisances: Outside Storage
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 15 days to:
 - Remove all wood boards throughout the property.
 - Pressure or paint where chipping, molding, deterioration and discoloration has occurred 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: 09/03/2025

Started On: 06/27/2025 08:39 AM

Special Magistrate Hearing - 9:00AM

4. c. 8.

Meeting Date: 09/10/2025

Re: Case# CE-2025-320-2603 Jersey Ave

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

SUBJECT:

Case Number:	CE-2025-320	Investigating Officer:	Charmaine Kirkland
Violation Location:	2603 Jersey Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	April 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Michael K Evans 2603 Jersey Ave Fort Pierce, FL 34947
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VIOLATIONS:

24-19(15)(c)-Nuisances: Non-operable vehicle
 24-19(6)(a)-Nuisances: Outside storage-trash and rubbish
 IPMC 304.7-Roofs and Drainage

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Ensure all vehicles are safely and legally able to operate on a roadway.
 - Remove all trash and debris throughout the property.
 - Repair the fascia and soffit where rotting and deterioration has occurred throughout the property.
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: 09/03/2025

Started On: 07/02/2025 01:05 PM

Special Magistrate Hearing - 9:00AM

4. c. 9.

Meeting Date: 09/10/2025

Re: Case # CE-2025-324-3001 Dunbar St

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

SUBJECT:

Case Number:	CE-2025-324	Investigating Officer:	Charmaine Kirkland
Violation Location:	3001 Dunbar St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	James Hatfield PO Box 4447 Fort Pierce, FL 34948
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VIOLATIONS:

- 123-37(12)-Landscape Maintenance
- 24-19(6)(a)-Nuisances: Trash and rubbish
- 24-19(6)(c)-Nuisances: Building or construction material
- IPMC 304.2-Protective Treatment
- IPMC 304.7-Roofs and Drainage

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Remove plastic bags and all other trash and debris throughout the property.
 - Remove all concrete blocks throughout the property.
 - Pressure wash and paint where molding, chipping, discoloration and deterioration has occurred throughout the property.
 - Repair the area of the roof underneath the tarp. Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/03/2025

Started On: 06/27/2025 09:45 AM

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 09/10/2025

Re: Case # NUIS-2025-00021-2801 Citrus Ave A

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

SUBJECT:

Case Number:	NUIS-2025-21	Investigating Officer:	Charmaine Kirkland
Violation Location:	2801 Citrus Ave A		

CASE INFORMATION:

Case Type:	Board Up
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 29, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 29, 2025
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	James Hatfield PO Box 4447 Fort Pierce, FL 34947
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VIOLATIONS:

103-341- Vacant buildings: Board up required

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 10 days to:
 - Re-secure all openings, including all doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/03/2025

Started On: 07/25/2025 11:47 AM

Special Magistrate Hearing - 9:00AM**4. d. 2.****Meeting Date:** 09/10/2025**Re:** Case # LTCL-2025-209-2801 Citrus Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-209	Investigating Officer:	Charmaine Kirkland
Violation Location:	2801 Citrus Ave A		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 29, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 29, 2025
Last Inspection Date:	September 9, 2025

OWNER:

Owner:	James Hatfield PO Box 4447 Fort Pierce, FL 34948
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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 ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 09/03/2025

Started On: 07/25/2025 11:23 AM

Special Magistrate Hearing - 9:00AM**4. d. 3.****Meeting Date:** 09/10/2025**Re:** Case # LTCL-2025-176 - 1615 Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-176	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1615 Delaware Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	1615 DELAWARE LLC 3341 SW Crestview RD Port St Lucie, FL 34953-3536
Registered Agent:	SADHAN SARKAR 3926 CORAL RIDGE DRIVE CORAL SPRINGS, FL 33065

VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscape requirements for properties larger than 3 acres.

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/23/2025 10:01 AM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-180 - 1318 Boston Ave

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

SUBJECT:

Case Number:	LTCL-2025-180	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1318 Boston Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Nazir Mustafa Leyla Mustafa 6980 NW Denargo ST Port St Lucie, FL 34983-1431
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/23/2025 10:40 AM

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-185 - 1314 Boston Ave

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

SUBJECT:

Case Number:	LTCL-2025-185	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1314 Boston Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Nazir Mustafa Leyla Mustafa 6980 NW Denargo ST Port St Lucie, FL 34983-1431
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/23/2025 12:56 PM

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-187 - 1312 Boston Ave

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

SUBJECT:

Case Number:	LTCL-2025-187	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1312 Boston Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Nazir Mustafa Leyla Mustafa 6980 NW Denargo ST Port St Lucie, FL 34983-1431
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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 the fallen tree on the property.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/24/2025 08:44 AM

Special Magistrate Hearing - 9:00AM

4. d. 7.

Meeting Date: 09/10/2025**Re:** Case # NOOP-2025-189 - Avenue G (2404-442-0023-000-1)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-189	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue G (2404-442-0023-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	GTA Investment Group LLC 900 N Federal HWY #306 Hallandale, FL 33009
REGISTERED AGENT:	Steven Smoke 950 Peninsula Corp CIR #2000 Boca Raton, FL 33487

VIOLATIONS:

24-19(15)(c)- Nuisances: Non-operable or unlicensed vehicles.

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form ReviewForm Started By: Jarvis Gamble
Final Approval Date: 09/03/2025

Started On: 07/29/2025 11:39 AM

Special Magistrate Hearing - 9:00AM

4. d. 8.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-202- 614 N 25th St

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

SUBJECT:

Case Number:	LTCL-2025-202	Investigating Officer:	Charmaine Kirkland
Violation Location:	614 N 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 8, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 8, 2025
Last Inspection Date:	September 9, 2025

OWNER:

Owner:	Eugene A Williams Patricia G Williams 2010 N 37th St 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: Charmaine Kirkland
Final Approval Date: 09/03/2025

Started On: 07/30/2025 11:15 AM

Special Magistrate Hearing - 9:00AM

4. d. 9.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-210 - 1008 Avenue G

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

SUBJECT:

Case Number:	LTCL-2025-210	Investigating Officer:	Jarvis Gamble
Violation Location:	1008 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	William Z. Knowles 206 N Habana Avenue Tampa, FL 33609
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VIOLATIONS:

Violation: 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: 09/03/2025

Started On: 07/25/2025 03:21 PM

Special Magistrate Hearing - 9:00AM

4. d. 10.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-213 - 1013 Avenue G

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

SUBJECT:

Case Number:	LTCL-2025-213	Investigating Officer:	Jarvis Gamble
Violation Location:	1013 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Martin C. McCabe IV 120 Armadillo WAY West Palm Beach, FL 33411
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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: 09/03/2025

Started On: 07/25/2025 03:40 PM

Special Magistrate Hearing - 9:00AM

4. d. 11.

Meeting Date: 09/10/2025**Re:** Case # LTCL-2025-225 - Avenue G (2404-442-0023-000-1)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-225	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue G (2404-442-0023-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	GTA Investment Group LLC 900 N Federal HWY #306 Hallandale, FL 33009
REGISTERED AGENT:	Steven Smoke 950 Peninsula Corp CIR #2000 Boca Raton, FL 33487

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: 07/29/2025 11:23 AM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

4. d. 12.

Meeting Date: 09/10/2025**Re:** Case # LTCL-2025-231 - 1208 Avenue G**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-231	Investigating Officer:	Jarvis Gamble
Violation Location:	1208 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 13, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	JD Global Properties LLC 200 S Andrews AVE #504 Fort Lauderdale, FL 33301
REGISTERED AGENT:	Juan D. Mojica 200 S Andrews AVE #504 Fort Lauderdale, FL 33301

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: 08/01/2025 10:20 AM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM**4. d. 13.****Meeting Date:** 09/10/2025**Re:** Case# LTCL-2025-233 - Delaware Ave (2409-712-0006-000-9)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-233	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Delaware Ave (2409-712-0006-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 21, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	St Fort's Funeral Home Investment LLC 2400 SW 132nd TER Miramar, FL 33027-2684
Registered Agent:	Joesph St. Fort 2400 Southwest 132 Terrace Miramar, FL 33027

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 08/26/2025 03:30 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

4. d. 14.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-239 - 1004 Avenue G

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

SUBJECT:

Case Number:	LTCL-2025-239	Investigating Officer:	Jarvis Gamble
Violation Location:	1004 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 12, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Leroy Belonce 1010 SW 39th AVE Fort Lauderdale, FL 33312
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VIOLATIONS:

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

RECOMMENDATION:

24-19(11)(a)(b) - Nuisances: 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: 09/03/2025

Started On: 08/01/2025 12:10 PM

Special Magistrate Hearing - 9:00AM

4. d. 15.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-241 - 512 Dundas CT

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

SUBJECT:

Case Number:	LTCL-2025-241	Investigating Officer:	Jarvis Gamble
Violation Location:	512 Dundas CT		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 12, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Abdalla M. Ahmed 20739 Coleman ST Clinton Township, MI 48035
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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: 09/03/2025

Started On: 08/08/2025 10:44 AM

Special Magistrate Hearing - 9:00AM

4. d. 16.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025- 242 - 514 Dundas CT

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

SUBJECT:

Case Number:	LTCL-2025-242	Investigating Officer:	Jarvis Gamble
Violation Location:	514 Dundas CT		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 12, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Annie McCray EST & Bobby Wilson EST 514 Dundas CT Clinton Township, FL 34950
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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: 09/03/2025

Started On: 08/08/2025 11:22 AM

Special Magistrate Hearing - 9:00AM

4. d. 17.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-244 - 1224 Avenue G

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

SUBJECT:

Case Number:	LTCL-2025-244	Investigating Officer:	Jarvis Gamble
Violation Location:	1224 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 12, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 09/03/2025

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

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 09/10/2025

Re: Case # CE-2025-242 - 123 S 10th St

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

SUBJECT:

Case Number:	CE-2025-242	Investigating Officer:	Heather Debevec
Violation Location:	123 S 10th St		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
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:	September 8, 2025

OWNER:

Owner:	Jeansmith Petithomme 123 S 10th ST Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 302.7 - Accessory Structures

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:
 - Repair the fence.
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: 09/03/2025

Started On: 06/23/2025 04:39 PM

Special Magistrate Hearing - 9:00AM**6. a. 2.****Meeting Date:** 09/10/2025**Re:** Case# CE-2025-259 - 226 Hialeah Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-259	Investigating Officer:	Heather Debevec
Violation Location:	226 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8,2025

OWNER:

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

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

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

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:
 - Provide valid registration and proof of operability for the green truck. All vehicles need to be safely and legally operable on a public roadway.
 - Remove all loose items from the driveway, yard, and around the home.
 - Place waste bins to the side or rear of the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/11/2025 08:33 AM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 09/10/2025

Re: Case # NOOP-2025-149 - 123 Hialeah Ave

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

SUBJECT:

Case Number:	NOOP-2025-149	Investigating Officer:	Heather Debevec
Violation Location:	123 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative vehicle - COMPLIED
NOV Issue Date:	June 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 17, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Claudia Jean Sophia Joseph Multilda Jean 715 SW Lakehurst Dr Port Saint Lucie, FL 34983
Additional Party:	Thomas Joseph Gore III

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/03/2025

Started On: 06/12/2025 11:07 AM

Special Magistrate Hearing - 9:00AM**6. a. 4.****Meeting Date:** 09/10/2025**Re:** Case # CE-2025-261 - 214 Hialeah Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-261	Investigating Officer:	Heather Debevec
Violation Location:	214 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

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

125 322(c)(1) - Fences: Height restrictions
 24-19(14)- Nuisances: Parking on other than pavement
 24-19(6)(d) - Nuisances: Outside storage
 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:
 - Trim bushes at the front of the home to be 4 feet in height with a neat appearance.
 - Refrain from parking in the front yard and City Right of way.
 - Remove tarps, buckets, wood pieces, and other loose items from the yard and around the home.
 - Store waste bins to the side or rear of the home.
 - Pressure wash the discoloration on the shutters.
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: 09/03/2025

Started On: 06/11/2025 10:59 AM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 09/10/2025

Re: Case# CE-2025-302 - 722 S US Highway 1

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

SUBJECT:

Case Number:	CE-2025-302	Investigating Officer:	Heather Debevec
Violation Location:	722 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	May 2, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Bismilla Investments Group 2 LLC 2980 Paddock RD Weston, FL 33331
Additional Party:	Bismilla Investments Group 2 LLC 3315 Fairfield LN Weston, FL 33331

VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Mow the grass, trim weeds from paved areas, remove any trash or debris.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/24/2025 01:34 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 09/10/2025

Re: Case# CE-2025-321 - 2608 Jersey Ave

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

SUBJECT:

Case Number:	CE-2025-321	Investigating Officer:	Charmaine Kirkland
Violation Location:	2608 Jersey Ave		

CASE INFORMATION:

Case Type:	Regular - COMPLIED
NOV Issue Date:	May 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Merardo A & Eluteria A Cruz 2608 Jersey Ave Fort Pierce, FL 34947
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VIOLATIONS:

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

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:
 - Register and repair or remove the utility trailer.
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: 09/03/2025

Started On: 07/02/2025 01:07 PM

Special Magistrate Hearing - 9:00AM**6. a. 7.****Meeting Date:** 09/10/2025**Re:** Case# LTCL-2025-190 - 2210 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-190	Investigating Officer:	Charmaine Kirkland
Violation Location:	2210 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	July 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 29, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 29, 20225
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Vedex LLC 1907 Okeechobee Rd Fort Pierce, FL 34950
Additional Party:	Claudiel Romulus 5991 NW Baynard Dr Port St Lucie, FL 34986

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 07/26/2025 05:37 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 09/10/2025

Re: Case# LTCL-2025-243 - 1219 Avenue G

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

SUBJECT:

Case Number:	LTCL-2025-243	Investigating Officer:	Jarvis Gamble
Violation Location:	1219 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 12, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Doris Wright I PO Box 945 Fort Pierce, FL 34954
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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: 09/03/2025

Started On: 08/08/2025 11:34 AM

Special Magistrate Hearing - 9:00AM**6. a. 9.****Meeting Date:** 09/10/2025**Re:** Case # NOOP-2025-187- 2807 Citrus Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-187	Investigating Officer:	Charmaine Kirkland
Violation Location:	2807 Citrus Ave		

CASE INFORMATION:

Case Type:	Non-operative vehicle - COMPLIED
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Mauricio Pineda & Elida N Flores 2807 Citrus Ave Fort Pierce, FL 34947
Additional Party:	Mauricio Pineda Garcia 2807 Citrus Ave Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 07/25/2025 03:30 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM**6. a. 10.****Meeting Date:** 09/10/2025**Re:** Case# NOOP-2025-188 - 2807 Citrus Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-188	Investigating Officer:	Charmaine Kirkland
Violation Location:	2807 Citrus Ave		

CASE INFORMATION:

Case Type:	Non-operative vehicle - COMPLIED
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Mauricio Pineda & Elida N Flores 2807 Citrus Ave Fort Pierce, FL 34947
Additional Party:	Mauricio Pineda Garcia 2807 Citrus Ave Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 07/26/2025 05:39 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM**6. a. 11.****Meeting Date:** 09/10/2025**Re:** Case # CE-2025-260 - 222 Hialeah Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-260	Investigating Officer:	Heather Debevec
Violation Location:	222 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Heriberto Gamez 222 Hialeah Ave Fort Pierce, FL 34982
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VIOLATIONS:

24 19(14) - Nuisances: Parking on other than pavement.
 24-19(19) - Nuisances: Outside storage, indoor furniture.
 4-19(6)(b) - Nuisances: Outside storage.
 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:
 - Refrain from parking in the front yard.
 - Bring in or remove indoor-styled furniture from outside.
 - Remove the loose items from the porch and around the home. Remove the tires and properly dispose of them.
 - Pressure wash the areas of discoloration on the home. If this does not work then paint.
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: 09/03/2025

Started On: 06/11/2025 09:27 AM

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-237 - 122 N 14th ST

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

SUBJECT:

Case Number:	LTCL-2025-237	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	122 N 14th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 21, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Daniel Briones 1508 Havana Ave Fort Pierce, FL 34950
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 08/27/2025 08:06 AM

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-181 - 1316 Boston Ave

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

SUBJECT:

Case Number:	LTCL-2025-181	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1316 Boston Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Nazir Mustafa Leyla Mustafa 6980 NW Denargo ST Port St Lucie, FL 34983-1431
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/23/2025 12:34 PM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-171 - 1502 Florida Ave

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

SUBJECT:

Case Number:	LTCL-2025-171	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1502 Florida Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Terence Small 17683 Fox Trail LN Loxahatchee, FL 33470-3966
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/23/2025 08:37 AM

Special Magistrate Hearing - 9:00AM

6. a. 15.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-170 - 2006 Georgia Ave

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

SUBJECT:

Case Number:	LTCL-2025-170	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2006 Georgia Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 22, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 22, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Property Owner:	Roshini Lakram 5235 NW Jake Ct Port St Lucie, FL 34986-2717
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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: Manuel Fernandez, Jr.
Final Approval Date: 09/03/2025

Started On: 07/23/2025 08:27 AM

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 09/10/2025

Re: Case # CE-2025-271 - 213 Hialeah Ave

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

SUBJECT:

Case Number:	CE-2025-271	Investigating Officer:	Heather Debevec
Violation Location:	213 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 16, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Alvino & Leslie E Banuelos 213 Hialeah AVE Fort Pierce, FL 34982
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VIOLATIONS:

24-19 14)- Nuisance: Parking on other than pavement.

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:
 - Refrain from parking in the front yard.
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: 09/03/2025

Started On: 06/11/2025 04:02 PM

Special Magistrate Hearing - 9:00AM

6. a. 17.

Meeting Date: 09/10/2025

Re: Case # NOOP-2025-154 - 202 Hialeah Ave

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

SUBJECT:

Case Number:	NOOP-2025-154	Investigating Officer:	Heather Debevec
Violation Location:	202 Hialeah Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	June 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 17, 2025
Last Inspection Date:	September 8, 2025

OWNER:

Violator:	Juan Cruz-Robles 202 Hialeah Ave Fort Pierce FL, 34982
Additional Party	Jose Fernando Fernandez-Roman

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec

Started On: 06/11/2025 01:54 PM

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

6. a. 18.

Meeting Date: 09/10/2025

Re: Case # CE-2025-179 - 2300 N US Highway 1

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

SUBJECT:

Case Number:	CE-2025-179	Investigating Officer:	Heather Debevec
Violation Location:	2300 N US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	March 26, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025
REPEAT INFO:	

OWNER:

Owner:	Stewart & Pam Elliott PO BOX 89 Sai Kung Post Office New Territories Hong Kong, China
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VIOLATIONS:

IPMC 302.7 - Accessory Structures

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
 - Repair or remove the fence.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/03/2025

Started On: 05/21/2025 10:55 AM

Special Magistrate Hearing - 9:00AM

6. a. 19.

Meeting Date: 09/10/2025

Re: Case # CE-2025-224 - Golfview CT

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

SUBJECT:

Case Number:	CE-2025-224	Investigating Officer:	Heather Debevec
Violation Location:	2107 Golfview CT		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 8, 2025

OWNER:

Owner:	Fernando Guererro 2750 14th St Fort Pierce, FL 32960
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VIOLATIONS:

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

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:
 - Bring in or remove loose items from the carport, porches and outside 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: 09/03/2025

Started On: 06/12/2025 08:56 AM

Special Magistrate Hearing - 9:00AM

6. a. 20.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-218 - Avenue G (2404-822-0017-000-2)

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

SUBJECT:

Case Number:	LTCL-2025-218	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue G (2404-822-0017-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 31, 2025
Last Inspection Date:	September 9, 2025

OWNER:

VIOLATOR:	Frank Blandino 900 Egret Avenue 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: Jarvis Gamble
Final Approval Date: 09/03/2025

Started On: 07/25/2025 04:32 PM

Special Magistrate Hearing - 9:00AM

6. a. 21.

Meeting Date: 09/10/2025

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
Final Approval Date: 09/03/2025

Started On: 08/06/2025 04:09 PM

Special Magistrate Hearing - 9:00AM**6. a. 22.****Meeting Date:** 09/10/2025**Re:** Case # CE-2025-348-1905 Colonial RD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-348	Investigating Officer:	Charmaine Kirkland
Violation Location:	1905 Colonial Rd		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 28, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	September 09, 2025

OWNER:

Owner:	Valerie Banks 1905 Colonial Rd Fort Pierce, FL 34950
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VIOLATIONS:

123-37(12)-Landscape Maintenance
 15-322(c)(1)-Fences: Height restrictions
 30-28(c)-SW:Containers-When placed
 IPMC 302.7-Accessory Structures
 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 15 days to:
 - Cut the grass and trim all the 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.
 - Place all trash containers on the side or rear of the house on non-collection days.
 - Remove or repair the fence where it has been detached.
 - Remove shutters 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: 09/03/2025

Started On: 06/27/2025 09:21 AM

Special Magistrate Hearing - 9:00AM

6. a. 23.

Meeting Date: 09/10/2025

Re: Case # LTCL-2025-236 - 1450 Bell Avenue

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

SUBJECT:

Case Number:	LTCL-2025-236	Investigating Officer:	Isaac Saucedo
Violation Location:	1450 Bell Avenue		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	July 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 04, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	1450 Bell Avenue Owner LLC
Additional Party:	

VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscape requirements for properties larger than 3 acres.

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 09/03/2025

Started On: 07/31/2025 11:43 AM