

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, September 17, 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**

0.

<b>Case Number:</b>	PK-2025-279	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	100 Melody Lane		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

0.

<b>Case Number:</b>	CE-2025-237	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1010 Seaway Dr		

0.

<b>Case Number:</b>	CE-2025-308	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1003 Egret Ave		

4.

<b>Case Number:</b>	CE-2025-301	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2050 S US Highway 1		

d. **PUBLIC HEARINGS - NUISANCE CASES**

0.

<b>Case Number:</b>	LTCL-2025-131	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S Indian River Dr 2415-502-0003-0002		

0.

<b>Case Number:</b>	LTCL-2025-132	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S Indian River Dr 2415-502-0002-0005		

0.

<b>Case Number:</b>	LTCL-2025-133	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1221 Seaway Dr		

0.	<b>Case Number:</b>	NOOP-2025-165	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	531 S US Highway 1		
0.	<b>Case Number:</b>	LTCL-2025-139	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1711 N US Highway 1		
0.	<b>Case Number:</b>	NOOP-2025-179	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	901 N US Highway 1		
0.	<b>Case Number:</b>	NOOP-2025-180	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	901 N US Highway 1		
0.	<b>Case Number:</b>	NOOP-2025-181	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	901 N US Highway 1		
0.	<b>Case Number:</b>	NOOP-2025-182	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	901 N US Highway 1		
0.	<b>Case Number:</b>	LTCL-2025-150	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	S US Highway 1 (2410-711-0067-0005)		
0.	<b>Case Number:</b>	LTCL-2025-151	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	602 S US Highway 1		
0.	<b>Case Number:</b>	LTCL-2025-152	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	550 S US Highway 1		
0.	<b>Case Number:</b>	LTCL-2025-159	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	300 S US Highway 1		
0.	<b>Case Number:</b>	LTCL-2025-160	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1707 Francis Ct		
0.	<b>Case Number:</b>	LTCL-2025-144	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1105 N 25th St		
0.	<b>Case Number:</b>	LTCL-2025-167	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	S US Highway 1 (2401-601-0031-0101)		
0.	<b>Case Number:</b>	LTCL - 2025-172	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	4601 Regina Dr		
0.	<b>Case Number:</b>	LTCL-2025-173	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1710 Avienda Ave		
0.	<b>Case Number:</b>	LTCL-2025-174	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2634 Mohawk Ave		
0.	<b>Case Number:</b>	NUIS-2025-20	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2634 Mohawk Ave		

0.	<b>Case Number:</b>	LTCL-2025-177	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	701 S Ocean Dr		
0.	<b>Case Number:</b>	NOOP-2025-193	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3207 Indiana Ct		
0.	<b>Case Number:</b>	NOOP-2025-194	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3207 Indiana Ct		
0.	<b>Case Number:</b>	NOOP-2025-195	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2607 Oleander Blvd		
0.	<b>Case Number:</b>	LTCL-2025-191	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2802 Orange Ave		
0.	<b>Case Number:</b>	LTCL-2025-201	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 25th St (2404-710-0071-000-4)		
0.	<b>Case Number:</b>	LTCL-2025-205	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	604 N 25th St		
0.	<b>Case Number:</b>	LTCL-2025-219	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 24th ST (2404-702-0055-000-1)		
0.	<b>Case Number:</b>	LTCL-2025-220	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1314 N 25th St		
0.	<b>Case Number:</b>	LTCL-2025-221	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 25TH ST (2404-708-0007-000-8)		
0.	<b>Case Number:</b>	LTCL-2025-224	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2502 Avenue L		
0.	<b>Case Number:</b>	LTCL-2025-238	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	Orange Ave (2408-507-0002-000-8)		
0.	<b>Case Number:</b>	LTCL-2025-268	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	515 N 8th ST		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	CE-2025-2	2400 S Ocean Dr, Unit 312	Carlos Alberto Russo	Heather Debevec
3.	<b>Case Number:</b>	24-799	<b>Investigating Officer:</b>	Heather Debevec

<b>Violation Location:</b>	2009 S US Hwy 1
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b. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

6. **FINAL MATTERS**

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

1.	<b>Case Number:</b>	PK-2025-274	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	100 Melody Lane		

2.	<b>Case Number:</b>	NOOP-2025-162	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1908 Sunrise Blvd		

3.	<b>Case Number:</b>	LTCL-2025-121	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1215 Avenue F		

4.	<b>Case Number:</b>	LTCL-2025-122	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1219 Avenue F		

5.	<b>Case Number:</b>	LTCL-2025-123	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1220 Avenue E		

6.	<b>Case Number:</b>	LTCL-2025-124	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1218 Avenue E		

7.	<b>Case Number:</b>	LTCL-2025-125	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	1216 Avenue E		

8.	<b>Case Number:</b>	LTCL-2025-126	<b>Investigating Officer:</b>	An'Necia Taylor
	<b>Violation Location:</b>	Avenue E (240482300080009)		

9.	<b>Case Number:</b>	LTCL-2025-249	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	517 N 8th St		

10.	<b>Case Number:</b>	LTCL-2025-251	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	714 Avenue E		

11.	<b>Case Number:</b>	LTCL-2025-250	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	712 Avenue E		

12.	<b>Case Number:</b>	PK-2025-283	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	Jaycee Park		

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

14.	<b>Case Number:</b>	LTCL-2025-223	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1601 N 25th St		

15.	<b>Case Number:</b>	CE - 2025-326	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	414 S US Highway 1		

16.	<b>Case Number:</b>	CE-2025-328	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	5435 S US Highway 1		

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

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

**4. a. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # PK-2025-279-100 Melody Lane

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-279	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	100 Melody Lane		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	June 06, 2025
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	

**OWNER:**

<b>Owner:</b>	Simone Sharmalee Siddo
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17586PK	34-35(A) Special Events Road Closed	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 08/05/2025

Started On: 07/24/2025 12:45 PM

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

**4. c. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # CE-2025-237 - 1010 Seaway Dr

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-237	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1010 Seaway Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 10, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	1004-1010 Seaway Dream Team LLC 800 Brickell AVE Ste 320 Miami, FL 33131-2974
<b>Additional Party:</b>	Diversified Corporate Services Int'l, INC. 110 SE 6TH ST Suite 1430 FT. Lauderdale, FL 33301

**VIOLATIONS:**

117-3(b) - Signs: Maintenance

**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 replace the broken sign.
  - 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

Started On: 06/27/2025 12:00 PM

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

**4. c. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # CE-2025-308 - 1003 Egret Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-308	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1003 Egret Ave		

**CASE INFORMATION:**

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

**OWNER:**

<b>Owner:</b>	Jason Martinez & Sujey Seda 1003 Egret AVE Fort Pierce, FL 34982
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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 10 days to:
  - Repair the fence where it is leaning and boards appear to be deteriorating.
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: 07/08/2025 11:25 AM

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

**4. c. 4.**

**Meeting Date:** 09/17/2025

**Re:** Case # CE-2025-301 - 2050 S US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-301	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2050 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Larch Avenue - DB4 LLC 530 36th ST West Palm Beach, FL 33407
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**VIOLATIONS:**

24-19(6)(a) - Nuisances : Outside Storage - trash and rubbish

117-3(b) - Signs : Maintenance

**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:
  - Remove all trash and foliage debris.
  - Cover open sign boards with white or opaque coverings.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 05/23/2025 11:48 AM

Final Approval Date: 09/10/2025

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-131 - S Indian River Dr 2415-502-0003-0002

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-131	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S Indian River Dr 2415-502-0003-0002		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 24, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 26, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Bartlett Arnold III 922 Marlin DR Jupiter, FL 33458
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-132 - S Indian River Dr 2415-502-0002-0005

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-132	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S Indian River Dr 2415-502-0002-0005		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 24, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 26, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Bartlett Arnold III 922 Marlin DR Jupiter, FL 33458
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-133 - 1221 Seaway Dr

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-133	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1221 Seaway Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 24, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 26, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Eva Valentine c/o Valentine Designs Inc. 4127 Burns RD Palm Beach Gardens, FL 33410
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # NOOP-2025-165 - 531 S US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-165	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	531 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle
<b>NOV Issue Date:</b>	June 25, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 26, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	HANDJ LLC 820 SW Del Rio BLVD Port Saint Lucie, FL 34953
<b>Additional Party:</b>	LG Accounting & Tax Solutions, Inc 3125 SW Mapp RD Palm City, FL 34990

**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: Heather Debevec

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

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** LTCL-2025-139 - 1711 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-139	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1711 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 27, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 2, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 2, 2025
<b>Last Inspection Date:</b>	Spetember 15, 2025

**OWNER:**

<b>Owner:</b>	Lloyd Bell Jr Revocable Trust of 2011 1008 Highway 98 E Box B Destin, FL 32541
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # NOOP-2025-179 - 901 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-179	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicles
<b>NOV Issue Date:</b>	July 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 3, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	vehicle was gone
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Jebarron 55 LLC 2049 Venetian WAY Winter Park, FL 32789
<b>Additional Party:</b>	Equity Insurance

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non Operative 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 legally operable 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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # NOOP-2025-180 - 901 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-180	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle
<b>NOV Issue Date:</b>	July 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 3, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 3, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Jebarron 55 LLC 2049 Venetian WAY Winter Park, FL 32789
<b>Additional Party:</b>	Port Bistro Inc 5206 Fort Pierce BLVD Fort Pierce, FL 34951
<b>Additional Party:</b>	Vlad Bogdan Bradescu 7408 San Carlos DR Fort Pierce, FL 34951

**VIOLATIONS:**

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

**Form Review**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # NOOP-2025-181 - 901 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-181	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle
<b>NOV Issue Date:</b>	July 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 3, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 3, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Jebarron 55 LLC 2049 Venetian WAY Winter Park, FL 32789
<b>Additional Party:</b>	Ioan Bradescu

**VIOLATIONS:**

24-19(15)(c) - Nuisance: 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 safely and legally operable 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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # NOOP-2025-182 - 901 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-182	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicles
<b>NOV Issue Date:</b>	July 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 3, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 3, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Jebarron 55 LLC 2049 Venetian WAY Winter Park, FL 32789
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**VIOLATIONS:**

24-19(15)(c) - Nuisance: 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 safely and legally operable 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**

Form Started By: Heather Debevec

Started On: 07/01/2025 02:22 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025  
**Re:** Case # LTCL-2025-150 - S US Highway 1 (2410-711-0067-0005)  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-150	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S US Highway 1 (2410-711-0067-0005)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 9, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Farid Nasser 1007 Salmon Isle West Palm Beach, FL 33413
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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**

4. d. 0.

**Meeting Date:** 09/17/2025**Re:** Case # LTCL-2025-151 - 602 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-151	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	602 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 9, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Interprice Auto LLC 602 S US Highway 1 Fort Pierce, FL 34950
<b>Additional Party:</b>	Valeriy Malenchuk 602 S US Highway 1 Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Heather Debevec

Started On: 07/09/2025 01:43 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-152 - 550 S US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-152	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	550 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 9, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Silver Shores Holdings LLC 719 Shore DR Vero Beach, FL 32963
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-159 - 300 S US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-159	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	300 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	September 15, 2205

**OWNER:**

<b>Owner:</b>	Images Two LLC 9972 Kilgore RD Orlando, FL 32836
<b>Additional Party:</b>	Linnes Finney Jr, Esq 1961 SW Park PL Suite 202 Port Saint 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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-160 - 1707 Francis Ct

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-160	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1707 Francis Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Fortress Investments 238 Corp 18520 NW 67th AVE Ste 342 Miami Gardens, FL 33015
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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**

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-144 - 1105 N 25th St

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Owner:</b>	Wave Rider LCC 1201 SW Keating DR Port St Lucie, FL 34987
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 08/05/2025

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

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

**4. d. 0.**

**Meeting Date:** 09/17/2025  
**Re:** Case # LTCL-2025-167 - S US Highway 1 (2401-601-0031-0101)  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-167	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S US Highway 1 (2401-601-0031-0101)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 11, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	JOHO Properties LLC 2400 S Ocean DR 4200D Fort Pierce, FL 34949
<b>Additional Party:</b>	Hoyt Murphy Jr 2400 S OCEAN DR 4200D FORT PIERCE, FL 34949

**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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL - 2025-172 - 4601 Regina Dr

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

**SUBJECT:**

<b>Case Number:</b>	LTCL - 2025-172	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	4601 Regina Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Treasure Townhomes LLC 4750 W Commercial BLVD Tamarac, FL 33319
<b>Additional Party:</b>	Santiago Silva 12300 S Shore BLVD Suite 214 Wellington, FL 33414

**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: Heather Debevec

Started On: 07/14/2025 01:17 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-173 - 1710 Avienda Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-173	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1710 Avienda Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Irma & Yarityz Gamez 510 S 23rd ST 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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-174 - 2634 Mohawk Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-174	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2634 Mohawk Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 15, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Yessica Osorio 707 Emil 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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025  
**Re:** Case # NUIS-2025-20 - 2634 Mohawk Ave  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-20	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2634 Mohawk Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Board Up
<b>NOV Issue Date:</b>	July 15, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Yessica Osorio 707 Emil DR Fort Pierce, FL 34982
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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**

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-177-701 S Ocean Dr

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-177	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	701 S Ocean Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 15, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 17, 2025
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Sun Development Tech LLC 3669 Park LN Miami, FL 33133
<b>Additional Party:</b>	Jaques Meshell 3669 Park LN Coconut Grove, FL 33133

**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:** 09/17/2025

**Re:** Case# NOOP-2025-193 - 3207 Indiana Ct

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-193	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3207 Indiana Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative vehicle
<b>NOV Issue Date:</b>	August 2, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Property Owner:</b>	Benjamin W Lee 3207 Indiana Ct Fort Pierce, FL 34947
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**VIOLATIONS:**

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

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

Started On: 08/06/2025 10:35 AM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case# NOOP-2025-194 - 3207 Indiana Ct

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-194	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3207 Indiana Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Non operable vehicle
<b>NOV Issue Date:</b>	August 2, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Benjamin W Lee 3207 Indiana Ct Fort Pierce, FL 34947
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**VIOLATIONS:**

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

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

Started On: 08/06/2025 12:11 PM

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

4. d. 0.

**Meeting Date:** 09/17/2025**Re:** Case# NOOP-2025-195 - 2607 Oleander Blvd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-195	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2607 Oleander Blvd		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operable vehicle
<b>NOV Issue Date:</b>	August 2, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Carlson Family LLC 2103 Sunrise Blvd Fort Pierce, FL 34950
<b>Additional Party:</b>	Isaac Jacobson 2103 Sunrise Blvd Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure 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: 08/09/2025 11:11 AM

Final Approval Date: 09/09/2025

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-191 - 2802 Orange Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-191	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2802 Orange Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Horizon Palms & Nursery Inc 8015 Plantation Lakes Dr Port St Lucie, FL 34986
<b>Additional Party:</b>	Vincent Marcellino III 8015 Plantation Lakes 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  
Final Approval Date: 09/09/2025

Started On: 08/09/2025 12:44 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case# LTCL-2025-201 - N 25th St (2404-710-0071-000-4)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-201	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 25th St (2404-710-0071-000-4)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 18, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Hardaye Persad 333 Knotty Pine Cir Apt C-1 Greenacres, FL 33463
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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: 09/09/2025

Started On: 08/09/2025 12:46 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-205 - 604 N 25th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-205	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	604 N 25th St		

**CASE INFORMATION:**

<b>Case Type:</b>	LTCL-2025-205
<b>NOV Issue Date:</b>	July 18, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Edmond Charles Marie J Charles Pierre M Charles 1115 NE 177 Terr North Miami Beach, FL 33162
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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.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - 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: 09/09/2025

Started On: 08/09/2025 12:50 PM

**Special Magistrate Hearing - 9:00AM****4. d. 0.****Meeting Date:** 09/17/2025**Re:** Case # LTCL-2025-219 - N 24th St (2404-702-0055-000-1)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-219	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 24th ST (2404-702-0055-000-1)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Crystal I LLC 18305 Biscayne Blvd Suite 400 Aventura, FL 33160
<b>Additional Party:</b>	Jonathan R Politano 18305 Biscayne Blvd Suite 400 Aventura, FL 33160

**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: 08/09/2025 12:51 PM

Final Approval Date: 09/09/2025

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case# LTCL-2025-220 - 1314 N 25th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-220	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1314 N 25th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Betty J Brown Darin D Simmons Sr Henrietta Meriweather 2001 Valencia Ave Suite 400 Aventura, FL 34946
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - 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: 09/09/2025

Started On: 08/09/2025 12:54 PM

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case# LTCL-2025-221 - N 25th St - (2404-708-0007-000-8)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-221	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 25TH ST (2404-708-0007-000-8)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Betty J Brown Darin D Simmons Sr Henrietta Meriweather 2001 Valencia Ave Suite 400 Aventura, FL 34946
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

Started On: 08/09/2025 12:55 PM

**Special Magistrate Hearing - 9:00AM****4. d. 0.****Meeting Date:** 09/17/2025**Re:** Case# LTCL-2025-224 - 2502 Avenue L**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-224	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2502 Avenue L		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 08, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 08, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	IC 6 Investment LLC 66 W Flagler St Suite 900 Miami, FL 33130
<b>Additional Party:</b>	Ernest Junior Isidor 66 W Flagler St Suite 900 Miami, FL 33130

**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: 08/09/2025 12:59 PM

Final Approval Date: 09/09/2025

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

4. d. 0.

**Meeting Date:** 09/17/2025**Re:** Case# LTCL-2025-238 - Orange Ave - (2408-507-0002-000-8)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-238	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	Orange Ave (2408-507-0002-000-8)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	August 01, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 08, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 08, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	Caraf Land 3030 LLC 7735 NW 146th St Suite 302 Miami Lakes, FL 33016
<b>Additional Party:</b>	Caraf Oil Management LLC 7735 NW 146th Street Suite 302 Miami Lakes, FL 33016

**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: 08/15/2025 01:27 PM

Final Approval Date: 09/09/2025

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

**4. d. 0.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-268 - 515 N 8th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-268	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	515 N 8th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	August 27, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 27, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 27, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>VIOLATOR:</b>	Bradley Duane and Suzy Marie Henderson 5677 County Road 106 Elbert, CO 80106
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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: 09/09/2025

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

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

**5. a. 1.**

**Meeting Date:** 09/17/2025

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**SUBJECT:**

CE-2025-2	2400 S Ocean Dr, Unit 312	Carlos Alberto Russo	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 2, 2025	Type of Presentation:	Massey
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**PARTIES:**

VIOLATOR: Carlos Alberto Russo 2400 S Ocean DR Apt 3127 Fort Pierce, FL 34949-7932
---

**VIOLATIONS:**

22-506(b) STR: Registration Required  
22-506(o) STR: Advertising Requirements

**FINDINGS/CASE FOLLOW-UP:**

March 12, 2025 - Special Magistrate Barreau found the violations exist and granted the violator 10 days to comply and to pay a fine of \$5,000.00.

March 25, 2025 - Affidavit of Non-compliance issued.

May 9, 2025 - Phone call received from property owner requesting to dispute fine.

Balance due: \$5,018.50

**REDUCTION CRITERIA:**

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: None
3. Any previous violations committed by the violator: None

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Request to Dispute Fine  
ODV and Non-CM Affidavit

---

**Form Review**

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

Started On: 09/18/2024 10:52 AM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/24/2025, 10:40 AM

### Property Identification

Site Address: 2400 S OCEAN DR 3127 Map ID: 25/07S	Parcel ID: 2507-707-0015- 000-0 Zoning: HI Medium	Account #: 34298  Use Type: 0400	Sec/Town/Range: 07/35S/41E Jurisdiction: Fort Pierce
---	---	--	--

### Ownership

Carlos Alberto Russo  
2400 S Ocean DR Apt 3127  
Fort Pierce, FL 34949-7932

### Legal Description

BEACHTREE I CLUSTER UNIT 3127 AND UNDIV  
INTEREST IN COMMON ELEMENTS

### Current Values

Just/Market:	\$281,500	Assessed:	\$281,500
Exemptions:	\$0	Taxable:	\$281,500

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$281,500	\$281,500	\$0	\$281,500
2023	\$299,800	\$299,800	\$0	\$299,800
2022	\$248,400	\$116,572	\$50,000	\$66,572

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-30-2024	5201 / 2463	0001	DEED-WD	Sensenich Gray	\$259,000
09-30-2003	1816 / 2376	XX00	WD	Greenwald Richard	\$159,900
05-08-2000	1299 / 1037	XX00	WD	Rush George C	\$89,000

### Primary Building Information

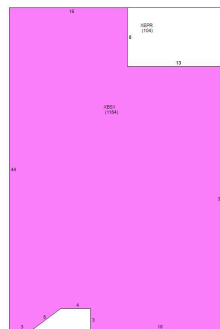
Finished Area of this building: 1,154 SF  
Gross Sketched Area: 1,258 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type: X017
Year Built: 1978	Frame:	Grade: X172	Effective Year: 1978
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 2	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



### Total Areas

Finished/Under Air (SF):	
Gross Sketched Area (SF):	
Land Size (acres):	
Land Size (SF):	
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
Condo EP Avg	1	104	1999

## Katherine Calderon

---

**From:** Katherine Calderon  
**Sent:** Friday, May 9, 2025 1:55 PM  
**To:** Peggy Arraiz  
**Cc:** Isaac Saucedo; Heather Debevec  
**Subject:** Fine Dispute - 2400 S Ocean Dr 3127 (CE-2025-00002)

Good afternoon,

We received a call from this property owner requesting a fine (\$5,018.50) be waived on this case. He advised that he did not receive any mail and he resides in Miami, and it's his first time buying property in Fort Pierce.

He was transferred to City Clerk so he could turn in a Certificate of Use application for a short term rental. I advised him I would give him a call next week to discuss his options. I added a new contact with his actual mailing address, email, and phone number, and advised him to update property appraiser.

I don't see the massey letter in Tyler. Ok to set for hearing?

Best Regards,

**Katherine Calderon | Executive Assistant | City of Fort Pierce**  
Community Response Divisions  
**Code Enforcement & Animal Control**  
Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950





THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

CASE #: CE-2025-2

Violator: CARLOS RUSSO  
2400 S OCEAN DR UNIT 3127  
FORT PIERCE, FL 34949

Property Address: 2400 S OCEAN DR 3127  
Tax ID #: 2507-707-0015-000-0  
Legal Description: BEACHTREE I CLUSTER UNIT 3127 AND UNDIV INTEREST IN COMMON ELEMENTS

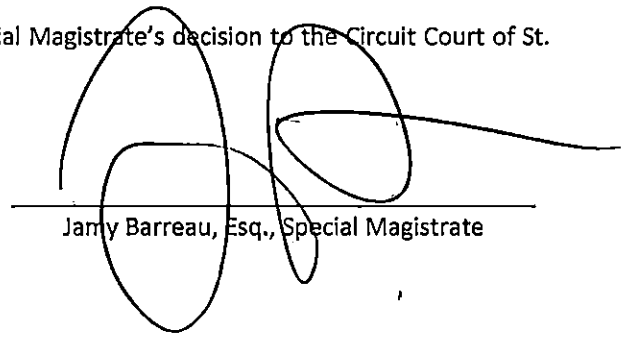
RE: Violation of Section(s): 22-506(b) STR: - Registration Required, 22-506(o) STR: Advertising Requirements

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on CARLOS RUSSO, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that CARLOS RUSSO is in violation of the Code of Ordinances as specified above, on property located at the above described location. Accordingly it is ORDERED as follows:

1. The above-named violator failed to appear and is deemed to have admitted guilt.
2. The violator has rented his/her dwelling for less than six months without a Short Term/Vacation Rental permit issued by the City of Fort Pierce. As the violation has already occurred, this violation is irreversible and irrevocable in nature.
3. The violator has engaged in the business of offering their rental unit as a vacation rental or for a rental period for less than 6 months, without obtaining the necessary Short Term/Vacation Rental Registration.
4. The violator is ordered to pay a fine in the amount of \$5,000.00. Such fine is to be paid within 10 days of the date of this order.
5. An immediate cease and desist order is issued and all future rentals are to be terminated until a Short Term/Vacation Rental Registration has been obtained and the advertisement for the unit has been corrected to comply with the Code of Ordinances.
6. All advertisements for short term/vacation rentals are to be removed until a Short Term/Vacation Rental Registration is obtained. Any advertisement on websites dedicated to short term or vacation rentals are assumed to be short term/vacation rentals regardless of length of stay stated in the advertisement.
7. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
8. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
9. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 12<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
Jany Barreau, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
12<sup>th</sup> DAY OF March, 2025.

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF NON-COMPLIANCE**

RE: 2400 S Ocean Dr, Unit 3127

CASE NO: CE-2025-00002

IN THE MATTER OF: Carlos Russo  
2400 S Ocean Dr, Unit 3127  
Fort Pierce, FL 34949

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated March 12, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: March 25, 2025.

In accordance with the Order of Violation fines in the amount of \$5,000.00 fine remains unpaid.

FURTHER AFFIANT SAYETH NOT.

DATED this 25 day of March, 2025.

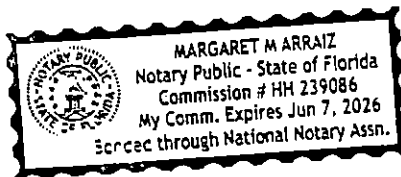
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 25<sup>th</sup> day of March, 2025.

Margaret M Arraiz  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied

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

**5. a. 3.**

**Meeting Date:** 09/17/2025

**SUBJECT:**

<b>Case Number:</b>	24-799	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2009 S US Hwy 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Massey
<b>NOV Issue Date:</b>	April 5, 2024
<b>NOV Service Method:</b>	Regular Mail
<b>NTA ISSUED DATE:</b>	September 11, 2024
<b>NTA SERVICE METHOD:</b>	Certified Mail

**PARTIES:**

<b>VIOLATOR:</b> Gateway Plaza Ft Pierce Associates LLC 55 5th AVE Fl 14 New York, NY 10003-4301
---

**VIOLATIONS:**

IPMC 302.3 Sidewalks and driveways

**FINDINGS/ORDER:**

September 16, 2024 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.

March 24, 2025 - Affidavit of Non-Compliance issued. Fines started.

April 2, 2025 - Affidavit of Compliance issued.

April 3, 2025 - Massey letter sent to owner

April 16, 2025 - Received Massey request

Balance: \$1,030.00

**ACTION DATES:**

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Repaired the potholes in the parking lot.
3. Any previous violations committed by the violator: None

**RECOMMENDATION:**

To be determined by the Special Magistrate

**Attachments**

- Property Card
- ODV and Non-CM Affidavit
- Affidavit of CM
- Request

**Form Review**

Form Started By: Katherine Calderon

Started On: 01/31/2025 03:33 PM

Final Approval Date: 09/09/2025

### Property Identification

Site Address: 2009 S US HIGHWAY 1 Map ID: 24/15S Parcel ID: 2415-313-0005-010-9 Zoning: General Co Account #: 24459 Use Type: 1600 Sec/Town/Range: 15/35S/40E Jurisdiction: Fort Pierce

### Ownership

Gateway Plaza Ft Pierce Associates LLC  
55 5th AVE Fl 14  
New York, NY 10003-4301

### Legal Description

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US-1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US #1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W LI 435 FT FOR POB, TH CONT NLY 235 FT, TH N 89 42 26 SEC W // TO S LI OF SEC 676.9 FT, TH N 00 03 34 E 50 FT, TH N 89 42 26 W 200 FT, TH S 00 03 34 W 585 FT TO PT ON N R/W VA AV, TH S 89 42 26 E ALG R/W 511.9 FT, TH N 00 03 34 E 175 FT, TH S 89 42 26 E 345 FT, TH N 00 03 34 E 125 FT, TH N 89 42 26 E 20 FT TO POB (23.67 AC - 1,031,265 SF) (OR 2446-712, 718) Unity of Title (5016-1825)

### Current Values

Just/Market: \$6,381,900 Assessed: \$4,489,962  
Exemptions: \$0 Taxable: \$4,489,962

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$6,381,900	\$4,489,962	\$0	\$4,489,962
2023	\$5,622,900	\$4,081,784	\$0	\$4,081,784
2022	\$5,379,000	\$4,478,870	\$0	\$4,478,870

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SPWD	Morris/Satnick FP Assoc LLC	\$10,960,000
09-01-1983	0412 / 0301	XX01	CV		\$0

### Primary Building Information

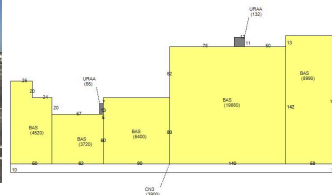
Finished Area of this building: 43,510 SF  
Gross Sketched Area: 47,607 SF

#### Exterior Data

View: Roof Cover: Rolled Memb Roof Structure: BarJst/Rigid Building Type: NSCT  
Year Built: 1969 Frame: Masonry Grade: Y\_D Effective Year: 1969  
Primary Wall: CB Stucco Story Height: 2 Story No. Units: 8 Secondary Wall:

#### Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:  
Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Carpet



### Total Areas

Finished/Under Air (SF):	211,515
Gross Sketched Area (SF):	241,575
Land Size (acres):	23.67
Land Size (SF):	1,031,265
Total Building Count:	6

## Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	255640	1945
CHAINLINK 8'	1	258	1945
MEZZANINE	1	13697	1945
CHAINLINK 10	1	240	1945
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
TRIPLE LIGHT	2	30	1971
CONCRETE LOW	1	15750	1982
ASP2 LOW	1	45500	1982
SINGLE LIGHT	2	30	1983
ASP2 LOW	1	80000	1983
QUAD LIGHT	7	30	1999
DOUBLE LIGHT	14	30	2021
CEMENT CURB	1	1365	2021
ASP2 LOW	1	41108	2021
CONCRETE LOW	1	12080	2021
DOUBLE LIGHT	3	30	2021
SINGLE LIGHT	7	30	2021
CONCRETE LOW	1	4005	2024
DOUBLE LIGHT	1	36	2024
CEMENT CURB	1	1430	2024
SINGLE LIGHT	1	36	2024
CB/8'	7	48	2024
ASP2 LOW	1	17644	2024

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

CASE #: 24-00000799

Violator: GATEWAY PLAZA FT PIERCE ASSOCIATES LLC  
55 5TH FL 14  
NEW YORK, NY 10003

Property Address: 2009 S US HWY 1  
Tax ID #: 2415-313-0005-010/9  
Legal Description: SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US  
#1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W

RE: Violation of Section(s): IPMC 302.3 - Sidewalks and Driveways

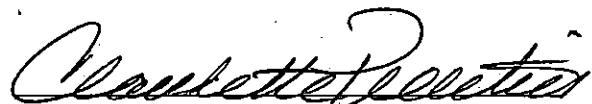
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 11, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that GATEWAY PLAZA FT PIERCE ASSOCIATES LLC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above named violator has been provided notice of this hearing but has failed to appear. After
2. The above name violator is ordered to take the following corrective actions:
  - a. Obtain a permit to repair the parking lot of potholes and adhere to all conditions of the permit.
3. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 16th day of September, 2024.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
16th DAY OF September, 2024.

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk

CC: Corporation Service Company, 1201 Hays St, Tallahassee, FL 32301

C0127685



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF NON-COMPLIANCE**

RE: 2009 S US Highway 1

CASE NO: CE2024-799

IN THE MATTER OF: Gateway Plaza Ft Pierce Associates LLC  
55 5th AVE FI 14  
New York, NY 10003

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated September 16, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: March 24, 2025.

In accordance with the Order of Violation fines in the amount of \$250.00 shall commence on this date.

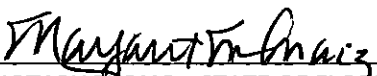
FURTHER AFFIANT SAYETH NOT.

DATED this 24 day of March, 2025.

  
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 24<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF COMPLIANCE**

RE: 2009 S US Highway 1  
CASE NO: 2024-00799

IN THE MATTER OF: Gateway Plaza Ft Pierce Associates LLC  
55 5<sup>th</sup> FL 14  
New York, NY 10003

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:


That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on September 16, 2024, as of this date: March 28, 2025.

       The fines referenced in the Order Determining Violation were not initiated.

  X   Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5287 Page 2611-2612 . This is not a release of lien.


FURTHER AFFIANT SAYETH NOT.

DATED this   2   day of   April  , 2025.

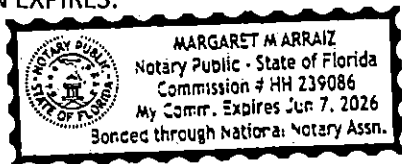
  
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this   2<sup>nd</sup>   day of   April  , 20  25  .

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - compliance

## Katherine Calderon

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**From:** Peggy Arraiz  
**Sent:** Tuesday, April 22, 2025 5:14 PM  
**To:** Katherine Calderon  
**Cc:** Isaac Saucedo; Felicia Holloman  
**Subject:** FW: Disagreement with fine imposed - Case #24-0799  
**Attachments:** Gateway Plaza -- Fine from Ft Pierce Code Enforcement.pdf; RE: Gateway Plaza - Fort Pierce - Code Enforcement; RE: Gateway Plaza - Fort Pierce - Code Enforcement; RE: Gateway Plaza - Fort Pierce - Code Enforcement; Re: Expired Permit; site permit explanation.PNG; site permit explanation part 2.PNG

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please schedule this for a Massey Hearing.

Thanks!

---

### Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce

Code Enforcement / Animal Control / Parking Enforcement  
Phone: 772.467.3148 | 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#)



---

**From:** Grant Scott <gscott@timeequities.com>  
**Sent:** Wednesday, April 16, 2025 8:58 AM  
**To:** Peggy Arraiz <parraiz@cityoffortpierce.com>  
**Cc:** Kevin Freeman <kfreeman@cityoffortpierce.com>; Cameron Charette <cameron.charette@purepm.com>; Danielle Goncalves <dgoncalves@cityoffortpierce.com>  
**Subject:** Disagreement with fine imposed - Case #24-0799

**SECURITY WARNING:** This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hi Peggy,

I am writing to contest the attached fine imposed by the City of Fort Pierce for case #240799

- 1) Per the second attachment, your request stated that unless the parking lot repairs were addressed by Friday March 28, 2025, fines would start that day. We did in fact have someone cold patch the issues on 3/27/25 (see third attachment)
- 2) Furthermore, the entire parking lot is and has been under construction for months in order to have a long term fix to the pothole issue that has plagued this site for years. This has work has been known,

contemplated and approved by the City. Per your email on 3/24/25 you state the permit for the parking lot expired. However, as you can see from attachments 6 and 7, site permits don't technically expire. They show expired in the system as there are no required inspections aside from finals. When final inspections are scheduled the expiration date is overridden. As such, we were in compliance with the initial order the entire time as we were and actively are under construction to rectify the cited issue.

- a. Despite being in compliance, we spent additional time and money to address the issues within the timeline you presented on 3/26/25 and yet we were still fined.

I kindly ask that you withdraw this fine. If it is not withdrawn, we request a date with the Special Magistrate. We are making a large investment into the community that is turning a decades long plagued shopping center into a Class A retail experience. We are bringing dozens if not hundreds of jobs and significant tax revenue to the City. It is frustrating to receive this fine when we are doing all we can do address the issue.

Thank you,



**Grant Scott**

Senior Portfolio Manager

Time Equities Inc.

55 Fifth Avenue | 14th Floor | New York, NY 10003

O: (212) 206-6010 | C: (203) 644-8596

[gscott@timeequities.com](mailto:gscott@timeequities.com) | [teiretail.com](http://teiretail.com) | [timeequities.com](http://timeequities.com)

NY Licensed Real Estate Salesperson: #10401345214

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

**6. a. 1.**

**Meeting Date:** 09/17/2025

**Re:** Case # PK-2025-274-100 Melody Lane

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

---

**SUBJECT:**

<b>Case Number:</b>	PK-2025-274	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	100 Melody Lane		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - PAID
<b>Citation Issue Date:</b>	June 06, 2025
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	

**OWNER:**

<b>Owner:</b>	Tammy Diane Donnick
---------------	---------------------

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17580PK	34-35(A) Special Events Road Closed	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

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**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 08/05/2025

Started On: 07/24/2025 12:14 PM

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

**6. a. 2.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

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

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 3.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

Violator	Vincent Marcellino 8015 Plantation Lakes Dr Port St.Lucie, FL 34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 4.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	Vincent Marcellino 8015 Plantation Lakes Dr Port St Lucie FL,34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 5.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	Vincent Marcellino 8015 Plantation Lakes Dr Port St. Lucie, FL 34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 6.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	Vincent Marcellino 1805 Plantation Lakes Dr Port St. Lucie, FL 34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 7.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	Vincent Marcellino 1805 Plantation Lakes Dr Port St. Lucie, FL 34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 8.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	Vince Marcellino III 8015 Plantation Lakes Dr Port St. Lucie, FL 34986
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: An'Necia Taylor  
Final Approval Date: 08/05/2025

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

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

**6. a. 9.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-249 - 517 N 8th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-249	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	517 N 8th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	August 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 20, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 20, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>VIOLATOR:</b>	Doris Johnson - Mattie M. Davis & Virleend Davis 304 N 32nd 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**

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

**6. a. 10.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-251 - 714 Avenue E

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-251	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	714 Avenue E		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	August 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 20, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 20, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>VIOLATOR:</b>	Kim Jolly 7481 NW 35th ST Lauderhill, FL 33319
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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:** 09/17/2025**Re:** Case # LTCL-2025-250 - 712 Avenue E**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-250	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	712 Avenue E		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	August 20, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 20, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 20, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Violator:</b>	Contouring By TY LLC 638 SW 5th AVE Delray Beach, FL 33444
<b>Registered Agent:</b>	Tynisha A Brown 638 SW 5th AVE Delray Beach, FL 33444

**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: 08/21/2025 08:14 AM

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

**6. a. 12.**

**Meeting Date:** 09/17/2025

**Re:** Case # PK-2025-283-Jaycee Park

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

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**SUBJECT:**

<b>Case Number:</b>	PK-2025-283	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	June 07, 2025
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	

**OWNER:**

<b>Owner:</b>	Scott Craig Artman
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17590PK	34-31(C) Boat and Trailer Parking Only	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

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**Form Review**

Form Started By: Charmaine Kirkland

Started On: 07/24/2025 12:52 PM

Final Approval Date: 08/05/2025

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

**6. a. 13.**

**Meeting Date:** 09/17/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Violator:</b>	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. 14.**

**Meeting Date:** 09/17/2025

**Re:** Case # LTCL-2025-223 - 1601 N 25th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-223	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1601 N 25th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing COMPLIED
<b>NOV Issue Date:</b>	July 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 8, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 8, 2025
<b>Last Inspection Date:</b>	September 16, 2025

**OWNER:**

<b>Owner:</b>	GNG Ventures LLC 927 NE Jensen Beach Blvd Jensen Beach, FL 34957
<b>Additional Party:</b>	Gordon H Veling Sr 927 NE Jensen Beach Blvd Jensen Beach, FL 34957

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

Started On: 08/09/2025 12:58 PM

**Special Magistrate Hearing - 9:00AM****6. a. 15.****Meeting Date:** 09/17/2025**Re:** Case # CE-2025-326 - 414 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE - 2025-326	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	414 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Certificate of Use Permit - COMPLIED
<b>NOV Issue Date:</b>	May 20, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Violator:</b>	Mr. Showtime Customz 414 S US HIGHWAY 1 FORT PIERCE, FL 34950
<b>Registered Agent:</b>	Miguel A Ruiz Jr 225 S US HIGHWAY 1 FORT PIERCE, FL 34950
<b>Owner:</b>	414 S US highway 1 LLC 140 Ridgedale AVE Morristown, NJ 07960
<b>Registered Agent:</b>	Law offices of Scott M Kethchum, PA 9180 Galleria CT 400 Naples, FL 34109

**VIOLATIONS:**

22-20(a) - Certificate of Use required

**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 obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec

Started On: 07/03/2025 04:03 PM

**Special Magistrate Hearing - 9:00AM****6. a. 16.****Meeting Date:** 09/17/2025**Re:** Case # CE-2025-328 - 5435 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE-2025-328	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	5435 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement COMPLIED
<b>NOV Issue Date:</b>	May 21, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	September 15, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Real Holdings LLC & Pierce AFL VF LLC 5875 NW 163rd ST #104 Miami Lakes, FL 33014
<b>Additional Party:</b>	Abbigail Webb 5875 NW 163rd ST Ste 105 Miami Lakes, FL 33014
<b>Additional Party:</b>	Sunrise Ford Company P O Box 12699 Fort Pierce, FL 34979

**VIOLATIONS:**

36-411(a) Storm water: discharges prohibited

36-416 - Watercourse protection

36-418(b) - Enforcement; notice of violation

36-419. - Appeal of notice of violation

**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:
  - Ensure that all areas abutting stormwater facilities are cleaned.
  - All litter, unknown containers and open containers be removed from the site.
  - Dumpsters, crates, and drums shall be relocated away from stormwater facilities.
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: 07/08/2025 01:47 PM