

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, October 1, 2025 - 9:00 a.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
  
- 2. **PLEDGE OF ALLEGIANCE**
  
- 3. **ADMINISTRATIVE BUSINESS**
  - a. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  
- 4. **NEW BUSINESS**
  - a. **PUBLIC HEARINGS - CITATIONS**
  
  - b. **PUBLIC HEARINGS - CITATION DISPUTES**
  
  - c. **PUBLIC HEARINGS - VIOLATION CASES**
  
  - d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	<b>Case Number:</b>	NOOP-2025-183	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	118 Maple Ave		

2.	<b>Case Number:</b>	NOOP-2025-184	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	118 Maple Ave		

3.	<b>Case Number:</b>	NOOP-2025-192	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1407 S 27th St		

4.	<b>Case Number:</b>	LTCL-2025-261	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	617 N 9th ST		

5.	<b>Case Number:</b>	LTCL-2025-262	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	614 N 9th ST		

6.	<b>Case Number:</b>	LTCL-2025-263	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	710 Dundas CT		

7.	<b>Case Number:</b>	LTCL-2025-264	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	708 Dundas CT		

8.	<b>Case Number:</b>	LTCL-2025-265	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	437 Dundas CT		
9.	<b>Case Number:</b>	LTCL-2025-266	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	435 Dundas CT		
10.	<b>Case Number:</b>	LTCL-2025-279	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	423 N 12th ST		
11.	<b>Case Number:</b>	LTCL-2025-280	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	427 N 12th ST		
12.	<b>Case Number:</b>	NUIS-2025-27	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	427 N 12th ST		
13.	<b>Case Number:</b>	LTCL-2025-289	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	428 Means CT		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

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

6. **FINAL MATTERS**

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

1.	<b>Case Number:</b>	CE-2025-351	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1901 Orange Ave		
2.	<b>Case Number:</b>	CE-2025-373	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	1705 Boston Avenue		
3.	<b>Case Number:</b>	CE-2025-250	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	815 Atlantic Ave		
4.	<b>Case Number:</b>	LTCL-2025-178	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2004 Surfside Dr		
5.	<b>Case Number:</b>	LTCL-2025-179	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Surfside Dr 2412-501-0125-0104		
6.	<b>Case Number:</b>	LTCL-2025-183	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Surfside Dr 2412-501-0127-0005		
7.	<b>Case Number:</b>	LTCL-2025-184	<b>Investigating Officer:</b>	Heather Debevec

	<b>Violation Location:</b>	Surfside Dr 2412-501-0129-0009		
8.	<b>Case Number:</b>	LTCL-2025-194	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	S US Highway 1 (2427-801-0028-000-8)		
9.	<b>Case Number:</b>	LTCL-2025-206	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Avenue D 2403-801-0023-000-9		
10.	<b>Case Number:</b>	LTCL-2025-207	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Avenue D 2403-801-0024-000-6		
11.	<b>Case Number:</b>	LTCL-2025-208	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	N 2nd St 2403-705-0108-0004		
12.	<b>Case Number:</b>	NOOP-2025-186	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	107 Maple Ave		
13.	<b>Case Number:</b>	NOOP-2025-190	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1407 S 27th St		
14.	<b>Case Number:</b>	NOOP-2025-191	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1407 S 27th St		
15.	<b>Case Number:</b>	NUIS-2025-24	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1912 Delaware Ave		
16.	<b>Case Number:</b>	LTCL-2025-267	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	433 Dundas CT		
17.	<b>Case Number:</b>	LTCL-2025-240	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	TBD (2407-241-0001-000-3)		

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

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

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

**4. d. 1.**

**Meeting Date:** 10/01/2025

**Re:** Case # NOOP-2025-183 - 118 Maple Ave

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-183	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	118 Maple Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative vehicle
<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>	July 23, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 23, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	Yolanda Emory 118 Maple AVE Fort Pierce, FL 34982
<b>Additional Party:</b>	Malik Ellis 1935 SE Hillmoor DR Port Saint Lucie, FL 34952

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Heather Debevec

Started On: 07/18/2025 12:06 PM

Final Approval Date: 09/23/2025

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

**4. d. 2.**

**Meeting Date:** 10/01/2025

**Re:** Case # NOOP-2025-184 - 118 Maple Ave

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-184	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	118 Maple Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative vehicle
<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>	July 23, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 23, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	Yolanda Emory 118 Maple AVE Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Heather Debevec

Started On: 07/18/2025 02:29 PM

Final Approval Date: 09/23/2025

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

**4. d. 3.**

**Meeting Date:** 10/01/2025

**Re:** Case # NOOP-2025-192 - 1407 S 27th St

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-192	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1407 S 27th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operable vehicle
<b>NOV Issue Date:</b>	July 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 31, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Owner:</b>	William Petit PO Box 13504 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: 09/23/2025

Started On: 08/13/2025 02:05 PM

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

**4. d. 4.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-261 - 617 N 9th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-261	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	617 N 9th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Violator:</b>	GTA Investment Group LLC 900 N Federal HWY #306 Hallandale, FL 33009
<b>Registered Agent:</b>	Steven Smoke 950 Peninsula Corp CIR #2000 Boca Raton, FL 33487

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Jarvis Gamble

Started On: 08/29/2025 09:30 AM

Final Approval Date: 09/23/2025

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

**4. d. 5.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-262 - 614 N 9th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-262	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	614 N 9th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	Charles Chavis (EST) Fannie Darden & William Lewis 50 Spiralwood LN Willingboro, NJ 08046
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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: 09/23/2025

Started On: 08/29/2025 09:52 AM

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

**4. d. 6.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-263 - 710 Dundas CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-263	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	710 Dundas CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	J H & Gloria B Dickerson 3006 Langston DR Fort Pierce, FL 34946
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Jarvis Gamble  
Final Approval Date: 09/23/2025

Started On: 08/29/2025 10:04 AM

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

**4. d. 7.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-264 - 708 Dundas CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-264	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	708 Dundas CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	J H & Gloria B Dickerson 3006 Langston DR Fort Pierce, FL 34946
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Jarvis Gamble  
Final Approval Date: 09/23/2025

Started On: 08/29/2025 10:14 AM

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

**4. d. 8.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-265 - 437 Dundas CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-265	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	437 Dundas CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	Ghislane Charleston & JN - Marie Raymond 7699 Oak Grdue CIR Lake Worth, FL 33467
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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: 09/23/2025

Started On: 08/29/2025 11:06 AM

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

**4. d. 9.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-266 - 435 Dundas CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-266	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	435 Dundas CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	Willie D Rose - Altomese V Elerbee & Agnes Thomas 67 Hillendale ST Rochester, NY 14619
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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: 09/23/2025

Started On: 08/29/2025 11:28 AM

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

4. d. 10.

**Meeting Date:** 10/01/2025**Re:** Case# LTCL-2025-279 - 423 N 12th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-279	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	423 N 12th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 12, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 12, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 12, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Violator:</b>	GTA Investment Group LLC 900 N Federal HWY #306 Hallandale, FL 33009
<b>Registered Agent:</b>	Steven Smoke 950 Peninsula Corp CIR #2000 Boca Raton, FL 33487

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Jarvis Gamble

Started On: 09/09/2025 08:19 AM

Final Approval Date: 09/23/2025

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

**4. d. 11.**

**Meeting Date:** 10/01/2025

**Re:** Case# LTCL-2025-280 - 427 N 12th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-280	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	427 N 12th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 12, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 12, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 12, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Violator:</b>	Pricilla H Robinson Ronald Hagwood 403 N 43rd ST Fort Pierce, FL 34947
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Jarvis Gamble  
Final Approval Date: 09/23/2025

Started On: 09/09/2025 08:33 AM

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

**4. d. 12.**

**Meeting Date:** 10/01/2025

**Re:** Case # NUIS-2025-27 - 427 N 12th ST

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-27	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	427 N 12th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Board Up
<b>NOV Issue Date:</b>	September 12, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 12, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 12, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Violator:</b>	Pricilla H Robinson & Ronald Hagwood 403 N 43rd ST Fort Pierce, FL 34947
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**VIOLATIONS:**

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

**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:
  - Secure all openings, including all doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day be assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Jarvis Gamble  
Final Approval Date: 09/23/2025

Started On: 09/09/2025 08:52 AM

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

**4. d. 13.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-289 - 428 Means CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-289	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	428 Means CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 12, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 12, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 12, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	William P Allison III 14399 Picea Fort Pierce, FL 34951
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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: 09/23/2025

Started On: 09/12/2025 11:42 AM

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

**6. a. 1.**

**Meeting Date:** 10/01/2025

**Re:** Case # CE-2025-351 - 1901 Orange Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-351	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1901 Orange Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - CONTINUED
<b>NOV Issue Date:</b>	June 2, 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 28, 2025

**OWNER:**

<b>Owner:</b>	Hot Deals Grocery Store LLC 1901 Orange AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Athanasios & Maria Bournas 139 SW Hawthorne CIR Port Saint Lucie, FL 34953

**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: 07/23/2025 01:56 PM

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

**6. a. 2.**

**Meeting Date:** 10/01/2025

**Re:** Case# CE-2025-373 - 1705 Boston Avenue

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-373	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	1705 Boston Avenue		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - CONTINUED
<b>NOV Issue Date:</b>	June 17, 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 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	Allan Soler-Hernandez 17528 SW 13th ST Pembroke Pines, FL 33029
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**VIOLATIONS:**

123-37(12) - Landscape maintenance  
 IPMC 302.7 - Accessory Structures  
 IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

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

1. The violator(s) be given 7 to:
  - Cut the grass and trim all landscaping, bushes, trees and shrubs.
  - Repair both the chain-link fence and the wooden fence on the premises to ensure compliance with property standards and maintain an overall appearance.
  - Paint fascia boards and all other areas where there is chipping, molding and where deterioration has occurred.
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: Jarvis Gamble

Started On: 08/06/2025 05:00 PM

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

**6. a. 3.**

**Meeting Date:** 10/01/2025

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

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

**SUBJECT:**

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

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - CONTINUED
<b>NOV Issue Date:</b>	April 11, 2025
<b>NOV Service Method:</b>	Regular mail
<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>	August 18, 2025

**OWNER:**

<b>Owner:</b>	Kolyma Partners LLC 250 S Central BLVD Ste 205 Jupiter, FL 33458
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 08/19/2025

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

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

**6. a. 4.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-178 - 2004 Surfside Dr

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-178	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2004 Surfside Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<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 28, 2025

**OWNER:**

<b>Owner:</b>	Eric James & Sandra Yadira Olson (TR) 416 Pelican Bay DR Daytona Beach, FL 32119
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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. 5.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-179 - Surfside Dr 2412-501-0125-0104

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-179	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Surfside Dr 2412-501-0125-0104		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<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 28, 2025

**OWNER:**

<b>Owner:</b>	Raul Echemendia (TR) 9713 Shellyfield RD Downey, CA 90240
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, 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: 07/15/2025 11:55 AM

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

**6. a. 6.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-183 - Surfside Dr 2412-501-0127-0005

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-183	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Surfside Dr 2412-501-0127-0005		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<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 28, 2025

**OWNER:**

<b>Owner:</b>	Gabriel Garcia PO BOX 1122 Fullerton, CA 92836
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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. 7.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-184 - Surfside Dr 2412-501-0129-0009

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-184	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Surfside Dr 2412-501-0129-0009		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<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 28, 2025

**OWNER:**

<b>Owner:</b>	Raul Echemendia (TR) 9713 Shellyfield RD Downey, CA 90240
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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. 8.**

**Meeting Date:** 10/01/2025  
**Re:** Case # LTCL-2025-194 - S US Highway 1 (2427-801-0028-000-8)  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-194	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S US Highway 1 (2427-801-0028-000-8)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	July 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 23, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 23, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	HNT Group LLC 4512 N Flagler DR Suite 206 West Palm Beach, FL 33407
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**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****6. a. 9.****Meeting Date:** 10/01/2025**Re:** Case # LTCL-2025-206 - Avenue D 2403-801-0023-000-9**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-206	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Avenue D 2403-801-0023-000-9		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	July 23, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 25, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 25, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Resorts LLC PO Box 580 Winter Park, FL 32790
<b>Additional Party:</b>	Lamont Garber 1150 Louisiana Ave Bldg 2 Winter Park, FL 32789

**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: 07/23/2025 03:51 PM

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

**6. a. 10.**

**Meeting Date:** 10/01/2025  
**Re:** Case # LTCL-2025-207 - Avenue D 2403-801-0024-000-6  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-207	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Avenue D 2403-801-0024-000-6		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	July 23, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 25, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 25, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Resorts LLC PO Box 580 Winter Park, FL 32790
<b>Additional Party:</b>	Lamont Garber 1150 Louisiana AVE Bldg 2 Winter Park, FL 32789

**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:** 10/01/2025  
**Re:** Case # LTCL-2025-208 - N 2nd St 2403-705-0108-0004  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-208	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	N 2nd St 2403-705-0108-0004		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	July 23, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 25, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Resorts LLC PO Box 580 Winter Park, FL 32790
<b>Additional Party:</b>	Lamont Garber 1150 Louisiana AVE Bldg 2 Winter Park, FL 32789

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

**6. a. 12.**

**Meeting Date:** 10/01/2025  
**Re:** Case # NOOP-2025-186 - 107 Maple Ave  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-186	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	107 Maple Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	July 21, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 23, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 23, 2025
<b>Last Inspection Date:</b>	September 28, 2025

**OWNER:**

<b>Owner:</b>	MTN Properties LLC 4270 SW Country PL Palm City, FL 34990
<b>Owner Additional:</b>	MTN Properties LLC 1607 Surfside DR Fort Pierce, FL 34949
<b>Additional Party:</b>	Louis Pfeffer P.A. 250 S Central BLVD Ste 205 Jupiter, FL 33458
<b>Additional Party:</b>	Taccara Davis 107 MapleAVE Fort Pierce, FL 34982

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**6. a. 13.**

**Meeting Date:** 10/01/2025

**Re:** Case# NOOP-2025-190 - 1407 S 27th St

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-190	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1407 S 27th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operable vehicles - COMPLIED
<b>NOV Issue Date:</b>	July 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 31, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Owner:</b>	William Petit PO Box 13504 Fort Pierce, FL 34947
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

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

**6. a. 14.**

**Meeting Date:** 10/01/2025

**Re:** Case# NOOP-2025-191 - 1407 S 27th St

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-191	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1407 S 27th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operable vehicle - COMPLIED
<b>NOV Issue Date:</b>	July 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	July 31, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Owner:</b>	William Petit PO Box 13504 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**

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

**6. a. 15.**

**Meeting Date:** 10/01/2025

**Re:** Case # NUIS-2025-24 - 1912 Delaware Ave

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-24	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1912 Delaware Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Securing a Pool - COMPLIED
<b>NOV Issue Date:</b>	August 22, 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 29, 2025

**OWNER:**

<b>Owner:</b>	Betty Noonamati Rai & Ronald Rai 105 S 21st ST Fort Pierce, FL 34950
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**VIOLATIONS:**

IPMC 303.2 - Pool/Spa Enclosures - Pool/Spa Enclosures

**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 15 days to:
  - Per the Notice of Violation, fence and secure the pool as per the ordinance.
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Heather Debevec

Started On: 08/22/2025 01:52 PM

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

**6. a. 16.**

**Meeting Date:** 10/01/2025

**Re:** Case # LTCL-2025-267 - 433 Dundas CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-267	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	433 Dundas CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	September 4, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>VIOLATOR:</b>	Ferrara Family LP 4200 W 44th ST Edina, MN 55424
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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. 17.****Meeting Date:** 10/01/2025**Re:** Case # LTCL-2025-240 - TBD (2407-241-0001-000-3)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-240	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	TBD (2407-241-0001-000-3)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - CONTINUED
<b>NOV Issue Date:</b>	August 07, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 15, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 15, 2025
<b>Last Inspection Date:</b>	September 30, 2025

**OWNER:**

<b>Owner:</b>	Orange Avenue Devel II LLC 28178 Hayes Rd Roseville, MI 48066
<b>Additional Party:</b>	Robert A Feingold, Esq. 401 E Las Olas Blvd Suite 1400 Ft Lauderdale, FL 33301

**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**