

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, October 15, 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**

- 1.

Case Number:	PK-2025-296	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

- b. **PUBLIC HEARINGS - CITATION DISPUTES**

- c. **PUBLIC HEARINGS - VIOLATION CASES**

- 1.

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

- 2.

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

- 3.

Case Number:	CE-2025-338	Investigating Officer:	Heather Debevec
Violation Location:	1401 Orange Ave		

- 4.

Case Number:	CE-2025-341	Investigating Officer:	Heather Debevec
Violation Location:	1301 Orange Ave		

- 5.

Case Number:	CE-2025-353	Investigating Officer:	Heather Debevec
Violation Location:	1301 Orange Ave		

- 6.

Case Number:	CE-2025-410	Investigating Officer:	Heather Debevec
Violation Location:	1006 S US Highway 1		

- 7.

Case Number:	CE-2025-445	Investigating Officer:	Heather Debevec
Violation Location:	208 Maple Ave		

8.	Case Number:	CE-2025-355	Investigating Officer:	Heather Debevec
	Violation Location:	1305 Orange Ave		
9.	Case Number:	CE-2025-301	Investigating Officer:	Heather Debevec
	Violation Location:	2050 S US Highway 1		
10.	Case Number:	CE-2025-335	Investigating Officer:	Charmaine Kirkland
	Violation Location:	5750 Orange Ave		
11.	Case Number:	CE-2025-336	Investigating Officer:	Charmaine Kirkland
	Violation Location:	6000 Orange Ave		
12.	Case Number:	CE-2025-339	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2512 Orange Ave A		
13.	Case Number:	CE-2025-340	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2512 Orange Ave B		
14.	Case Number:	CE-2025-381	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1607 N 23rd St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	NOOP-2025-211	Investigating Officer:	Jarvis Gamble
	Violation Location:	1505 Citrus Ave		
2.	Case Number:	NOOP-2025-217	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1505 Citrus Ave		
3.	Case Number:	LTCL-2025-281	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	N 18th ST (2404-711-0038-000-4)		
4.	Case Number:	LTCL-2025-259	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	711 Avenue B		
5.	Case Number:	LTCL-2025-282	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	904 N 18th ST		
6.	Case Number:	LTCL-2025-283	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	908 N 18th ST		
7.	Case Number:	LTCL-2025-294	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	613 N 21st ST		
8.	Case Number:	LTCL-2025-255	Investigating Officer:	Heather Debevec
	Violation Location:	3325 S US Highway 1		
9.	Case Number:	LTCL-2025-257	Investigating Officer:	Heather Debevec
	Violation Location:	2608 S US Highway 1		

10.	Case Number:	NUIS-2025-23	Investigating Officer:	Heather Debevec
	Violation Location:	2608 S US Highway 1		
11.	Case Number:	LTCL-2025-220	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1314 N 25th St		
12.	Case Number:	LTCL-2025-286	Investigating Officer:	Charmaine Kirkland
	Violation Location:	107 S 23rd St		
13.	Case Number:	LTCL-2025-221	Investigating Officer:	Charmaine Kirkland
	Violation Location:	N 25th St (2404-708-0007-000-8)		
14.	Case Number:	LTCL-2025-273	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1822 S 32nd St		
15.	Case Number:	LTCL-2025-285	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Orange Ave (2408-510-00001-000-1)		
16.	Case Number:	LTCL-2025-278	Investigating Officer:	Charmaine Kirkland
	Violation Location:	TBD (2408-506-0065-000-4)		
17.	Case Number:	LTCL-2025-287	Investigating Officer:	Charmaine Kirkland
	Violation Location:	S 23rd St (2409-707-0006-000-3)		
18.	Case Number:	NOOP-2025-219	Investigating Officer:	Charmaine Kirkland
	Violation Location:	107 S 23rd St		

e. **PUBLIC HEARINGS - OTHER CASES**

1.	Case Number:	NOOP-2025-184	Investigating Officer:	Heather Debevec
	Violation Location:	118 Maple Ave		

5. **OLD BUSINESS**

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

1.	Case Number:	NUIS-2025-3	Investigating Officer:	Isaac Saucedo
	Violation Location:	101 Seaway Drive		

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

1.	Case Number:	24-294	Investigating Officer:	Isaac Saucedo
	Violation Location:	2614 Avenue I		

6. **FINAL MATTERS**

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

1.

Case Number:	CE-2025-250	Investigating Officer:	Heather Debevec
Violation Location:	815 Atlantic Ave		
2.

Case Number:	CE-2025-352	Investigating Officer:	Heather Debevec
Violation Location:	1403 Orange Ave		
3.

Case Number:	CE-2025-386	Investigating Officer:	Heather Debevec
Violation Location:	1205 Seaway Dr		
4.

Case Number:	CE-2025-356	Investigating Officer:	Heather Debevec
Violation Location:	1311 Orange Ave		
5.

Case Number:	CE-2025-357	Investigating Officer:	Heather Debevec
Violation Location:	5045 S US Highway 1		
6.

Case Number:	CE - 2025-428	Investigating Officer:	Heather Debevec
Violation Location:	103 Maple Ave		
7.

Case Number:	CE-2025-442	Investigating Officer:	Heather Debevec
Violation Location:	203 Maple Ave		
8.

Case Number:	CE-2025-431	Investigating Officer:	Heather Debevec
Violation Location:	109 Maple Ave		
9.

Case Number:	NOOP-2025-196	Investigating Officer:	Heather Debevec
Violation Location:	126 Garden Ave		
10.

Case Number:	NOOP-2025-221	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1607 Citrus Ave		
11.

Case Number:	NOOP-2025-212	Investigating Officer:	Jarvis Gamble
Violation Location:	1505 Citrus Avenue		
12.

Case Number:	LTCL-2025-295	Investigating Officer:	Jarvis Gamble
Violation Location:	119 N 11TH ST		
13.

Case Number:	LTCL-2025-271	Investigating Officer:	Charmaine Kirkland
Violation Location:	Louisiana Ave (2417-504-0007-000-2)		
14.

Case Number:	LTCL-2025-240	Investigating Officer:	Charmaine Kirkland
Violation Location:	TBD (2407-241-0001-000-3)		
15.

Case Number:	CE-2025-348	Investigating Officer:	Charmaine Kirkland
Violation Location:	1905 Colonial Rd		
16.

Case Number	NOOP-2025-206	Investigating Officer:	Jarvis Gamble
Violation Location:	1505 Citrus Ave		
17.

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

1450 Bell Avenue

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

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

Special Magistrate Hearing - 9:00AM

4. a. 1.

Meeting Date: 10/15/2025

Re: Case# PK-2025-296 - Jaycee Park

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-296	Investigating Officer:	Charmaine Kirkland
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 5, 2025
NTA Issue Date:	September 23, 2025
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	October 3, 2025

OWNER:

Owner:	Brightstar Expedite LLC
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17591PK	34-31(A) Improper Parking	\$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

Started On: 08/21/2025 11:08 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 10/15/2025

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

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

SUBJECT:

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

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	June 17, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	October 14, 2025

OWNER:

VIOLATOR:	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 days 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 \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble
 Final Approval Date: 10/08/2025

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

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 10/15/2025**Re:** Case# CE-2025-351 - 1901 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Hot Deals Grocery Store LLC 1901 Orange AVE Fort Pierce, FL 34950
Additional Party:	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

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 10/15/2025**Re:** Case # CE-2025-338 - 1401 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-338	Investigating Officer:	Heather Debevec
Violation Location:	1401 Orange Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	May 28, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	October 3, 2025
Last Inspection Date:	October 13, 2025

OWNER:

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

VIOLATIONS:

117-3(b) - Signs: Vacant premises

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:
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
 - 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: 07/28/2025 02:35 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 4.

Meeting Date: 10/15/2025

Re: Case # CE-2025-341 - 1301 Orange Ave

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

SUBJECT:

Case Number:	CE-2025-341	Investigating Officer:	Heather Debevec
Violation Location:	1301 Orange Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	May 28, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	1301-1317 Orange LLC 1306 S 14TH CIR FORT PIERCE, FL 34982
Additional Party:	1301 TO 1317 Orange LLC 8036 Plantation Lakes DR Port St. Lucie, FL 34986

VIOLATIONS:

24-19(6)(d) - Nuisances: Outside Storage
 IPMC 304.2 - Protective Treatment
 IPMC 304.3 - Address Identification

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 the trash and loose items from the property.
 - Pressure wash the discolored areas of the building. If this does not work, then paint. Paint the peeling areas of the building.
 - Ensure all units have visible address numbers.
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: 10/08/2025

Started On: 07/28/2025 03:39 PM

Special Magistrate Hearing - 9:00AM

4. c. 5.

Meeting Date: 10/15/2025**Re:** Case # CE-2025-353 - 1301 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-353	Investigating Officer:	Heather Debevec
Violation Location:	1301 Orange Ave		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Orange Corner Food Mart 1301 Orange AVE FORT PIERCE, FL 34950
Additional Party:	Promesh Enterprises, Inc 1301 Orange AVE FORT PIERCE, FL 34950
Additional Party:	1301 - 1317 Orange LLC 1306 S 14th CIR Fort Pierce, FL 34982
Additional Party:	1301 TO 1317 Orange LLC 8036 Plantation Lakes DR Port St. Lucie, FL 34986

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 ReviewForm Started By: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 07/28/2025 03:52 PM

Special Magistrate Hearing - 9:00AM

4. c. 6.

Meeting Date: 10/15/2025

Re: Case # CE-2025-410 - 1006 S US Highway 1

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

SUBJECT:

Case Number:	CE-2025-410	Investigating Officer:	Heather Debevec
Violation Location:	1006 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Dienkel LLC C/ O Carlos Soto 235 Lincoln Rd Suite 307 Miami Beach, FL 33139
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VIOLATIONS:

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

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

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 the tires and other loose items from the property.
 - Remove the wood scraps, pallets, and other loose items from the property.
2. Failure to comply by the date ordered will result in a fine of \$250 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 07/29/2025 04:11 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 7.

Meeting Date: 10/15/2025

Re: Case # CE-2025-445 - 208 Maple Ave

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

SUBJECT:

Case Number:	CE-2025-445	Investigating Officer:	Heather Debevec
Violation Location:	208 Maple Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 23, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	D O Multiple Services LLC 2625 Danforth TER Wellington, FL 33414
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Refrain from parking in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 08/13/2025 09:27 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 8.

Meeting Date: 10/15/2025**Re:** Case # CE-2025-355 - 1305 Orange Ave**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-355	Investigating Officer:	Heather Debevec
Violation Location:	1305 Orange Ave		

CASE INFORMATION:

Case Type:	Certificate of Use
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Founa Fashion Plus LLC 1305 ORANGE AVE FORT PIERCE, FL 34950
Additional Party:	Joshua Dertes 1303 ORANGE AVE FORT PIERCE, FL 34950
Additional Party:	1301 TO 1317 Orange LLC 8036 Plantation Lakes DR Port St. Lucie, FL 34986
Additional Party:	1301 - 1317 Orange LLC 1306 S 14th CIR Fort Pierce, FL 34982

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 20 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 ReviewForm Started By: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 08/26/2025 01:15 PM

Special Magistrate Hearing - 9:00AM

4. c. 9.

Meeting Date: 10/15/2025

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

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

SUBJECT:

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

CASE INFORMATION:

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

OWNER:

Owner:	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: 10/07/2025

Special Magistrate Hearing - 9:00AM

4. c. 10.

Meeting Date: 10/15/2025

Re: Case# CE-2025-335 - 5750 Orange Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-335	Investigating Officer:	Charmaine Kirkland
Violation Location:	5750 Orange Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	June 02, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 12, 2025

OWNER:

Owner:	Palm Way Investments LLC 582 Palm Way Gulf Stream, FL 33483
Additional Party:	Corporation Service Company 1201 Hays Street Tallahassee, FL 32301

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 7 days to:
 - Repair business sign where disrepair has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 10/08/2025

Started On: 08/16/2025 01:55 PM

Special Magistrate Hearing - 9:00AM

4. c. 11.

Meeting Date: 10/15/2025

Re: Case# CE-2025-336 - 6000 Orange Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-336	Investigating Officer:	Charmaine Kirkland
Violation Location:	6000 Orange Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	SECP FTP LLC 1 North Federal HWY Suite 300 Boca Raton, FL 33432
Additional Party:	National Registered Agents Inc 1200 S Pine Island RD Plantation, FL 33324

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 7 days to:
 - Repair business sign where disrepair has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/16/2025 01:58 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 12.

Meeting Date: 10/15/2025**Re:** Case # CE-2025-339 - 2512 Orange Ave A**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-339	Investigating Officer:	Charmaine Kirkland
Violation Location:	2512 Orange Ave A		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 29, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Moaid Badawi 7691 Charleston Way Port St Lucie, FL 34986-3003
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VIOLATIONS:

117-3(b) — Signs: Vacant premises

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/13/2025 10:59 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 13.

Meeting Date: 10/15/2025**Re:** Case # CE-2025-340 - 2512 Orange Avenue B**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-340	Investigating Officer:	Charmaine Kirkland
Violation Location:	2512 Orange Ave B		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	May 29, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	September 23, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	October 3, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Moaid Badawi 7691 Charleston Way Port St Lucie, FL 34986-3003
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VIOLATIONS:

117-3(b) — Signs: Vacant premises

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/13/2025 11:00 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. c. 14.

Meeting Date: 10/15/2025

Re: Case # CE-2025-381 - 1607 N 23rd St

Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-381	Investigating Officer:	Charmaine Kirkland
Violation Location:	1607 N 23rd St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	June 25, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 23, 2025
NTA Service Method:	Certified mail
Posting Date:	Green card received
Last Inspection Date:	October 10, 2025

OWNER:

Owner:	Yunior A Elias Yenisabel Elias 6870 W 25th LN Hialeah, FL 33016
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VIOLATIONS:

125-322(c)(1)—Fences: Height restrictions
24-19(6)(a)—Outside storage

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Cut and trim all hedges in the front yard to meet the requirements of the code.
 - Remove all trash and debris, wood boards and inoperable mechanical equipment from the front yard.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 10/08/2025

Started On: 08/13/2025 10:56 AM

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 10/15/2025

Re: Case# NOOP-2025-211 - 1505 Citrus Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-211	Investigating Officer:	Jarvis Gamble
Violation Location:	1505 Citrus Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	September 4, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2025
Last Inspection Date:	October 14, 2025

OWNER:

VIOLATOR:	J Canto Velazquez 1505 CITRUS AVE FORT PIERCE, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble

Started On: 08/30/2025 01:45 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 10/15/2025

Re: Case # NOOP-2025-217 - 1505 Citrus Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-217	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1505 Citrus Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	September 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	J Canto Velazquez 1505 Citrus Ave Fort Pierce, FL 34950
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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 that the Black 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: Manuel Fernandez, Jr.

Started On: 09/18/2025 02:32 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 3.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-281 - N 18th ST (2404-711-0038-000-4)

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-281	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	N 18th ST (2404-711-0038-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	Pedro Guzman 8616 108th ST Richmond Hill, NY 11418-1606
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 09/18/2025 04:01 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-259 - 711 Avenue B

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-259	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	711 Avenue B		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 3, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	Steven Tarr (TR) 4521 PGA BLVD # 201 Palm Beach Gardens, FL 33418-3997
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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 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: Manuel Fernandez, Jr.

Started On: 09/03/2025 12:05 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-282 - 904 N 18th ST

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-282	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	904 N 18th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	C&G Quality Enterprises 6034 SW 164th PL Miami, FL 33193-5731
Registered Agent:	Giancarlo Annitto 6034 SW 164th PL Miami, FL 33193-5731

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 09/18/2025 04:18 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 10/15/2025**Re:** Case # LTCL-2025-283 - 908 N 18th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-283	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	908 N 18th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	Rivher Investment LLC 3784 Cypress Lake DR Lake Worth, FL 33467-2205
Registered Agent:	ANGEL HERNANDEZ SR 3784 CYPRESS LAKE DR LAKE WORTH, FL 33467

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 09/18/2025 04:47 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 7.

Meeting Date: 10/15/2025**Re:** Case # LTCL-2025-294 - 613 N 21st ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-294	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	613 N 21st ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 29, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 29, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 29, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	Brego Properties LLC 507 S 33rd ST Fort Pierce, FL 34947-3511
Registered Agent:	Pablo Bergolat 507 S. 33rd Street Ft. Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 09/29/2025 11:39 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 8.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-255 - 3325 S US Highway 1

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-255	Investigating Officer:	Heather Debevec
Violation Location:	3325 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Douglas O'Keefe (TR) 3975 Leafy WAY Miami, FL 33133
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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.
 - The landscape requirements of Sec. 24-19 (11)(b) shall be required for a 100' wide strip from every road, alley, public or private right of way and every developed parcel.
 - 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: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 08/15/2025 12:09 PM

Special Magistrate Hearing - 9:00AM

4. d. 9.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-257 - 2608 S US Highway 1

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-257	Investigating Officer:	Heather Debevec
Violation Location:	2608 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	The Board of Trustees of The Internal Improvement Trust Fund of The State of Florida 3900 Commonwealth BLVD Tallahassee, FL 32399
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec

Started On: 08/15/2025 03:47 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 10.

Meeting Date: 10/15/2025**Re:** Case# NUIS-2025-23 - 2608 S US Highway 1**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NUIS-2025-23	Investigating Officer:	Heather Debevec
Violation Location:	2608 S US Highway 1		

CASE INFORMATION:

Case Type:	Board Up
NOV Issue Date:	August 15, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	The Board of Trustees of The Internal Improvement Trust Fund of The State of Florida 3900 Commonwealth BLVD Tallahassee, FL 32399
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VIOLATIONS:

103-341 - Vacant buildings: Board up required

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec

Started On: 08/15/2025 04:17 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 11.

Meeting Date: 10/15/2025

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

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Betty J Brown Darin D Simmons Sr Henrietta Meriweather 2001 Valencia Ave Fort Pierce, FL 34946-1351
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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: 10/08/2025

Started On: 09/20/2025 03:20 PM

Special Magistrate Hearing - 9:00AM

4. d. 12.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-286 - 107 S 23rd St

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-286	Investigating Officer:	Charmaine Kirkland
Violation Location:	107 S 23rd St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 16, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Agripino Reyes Francisca Reyes 601 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

Form Started By: Charmaine Kirkland

Started On: 09/17/2025 12:07 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 13.

Meeting Date: 10/15/2025

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

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-221	Investigating Officer:	Charmaine Kirkland
Violation Location:	N 25th St (2404-708-0007-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Betty J Brown Darin D Simmons Sr Henrietta Meriweather 2001 Valencia Ave 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: Charmaine Kirkland
Final Approval Date: 10/08/2025

Started On: 09/20/2025 03:30 PM

Special Magistrate Hearing - 9:00AM

4. d. 14.

Meeting Date: 10/15/2025**Re:** Case # LTCL-2025-273 - 1822 S 32nd St**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-273	Investigating Officer:	Charmaine Kirkland
Violation Location:	1822 S 32nd St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 12, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Tushar Vakil PO Box 2737 Vero Beach, FL 32961-2737
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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

Started On: 09/11/2025 12:36 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 15.

Meeting Date: 10/15/2025**Re:** Case# LTCL-2025-285 - Orange Ave (2408-510-0001-000-1)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-285	Investigating Officer:	Charmaine Kirkland
Violation Location:	Orange Ave (2408-510-00001-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 16, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Harold N Hinton (EST) Paula Holley Wynona B Martin 11580 Okeechobee RD Fort Pierce, FL 34945
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 10/08/2025

Started On: 09/17/2025 12:05 PM

Special Magistrate Hearing - 9:00AM

4. d. 16.

Meeting Date: 10/15/2025**Re:** Case # LTCL-2025-278 - TBD (2408-506-0065-000-4)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-278	Investigating Officer:	Charmaine Kirkland
Violation Location:	TBD (2408-506-0065-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 06, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 12, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	The Love Center Regeneration and Fellowship Inc PO Box 2384 Fort Pierce, FL 34954
Additional Party:	Jerome Rhyant 2313 SE Sapphire Ter Port St Lucie, FL 34952

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: 09/06/2025 04:30 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 17.

Meeting Date: 10/15/2025

Re: Case # LTCL-2025-287 - S 23rd St (2409-707-0006-000-3)

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-287	Investigating Officer:	Charmaine Kirkland
Violation Location:	S 23rd St (2409-707-0006-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 16, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Michelle Diaz 103 Tiffany Blvd Newark, NJ 07104-2425
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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

Started On: 09/17/2025 12:10 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. d. 18.

Meeting Date: 10/15/2025**Re:** Case # NOOP-2025-219 - 107 S 23rd St**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-219	Investigating Officer:	Charmaine Kirkland
Violation Location:	107 S 23rd St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	September 13, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 16, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 16, 2025
Last Inspection Date:	October 11, 2025

OWNER:

Owner:	Agripino Reyes Francisca Reyes 601 S 23rd St Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure 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: 09/17/2025 12:09 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

4. e. 1.

Meeting Date: 10/15/2025

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

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

SUBJECT:

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

CASE INFORMATION:

Case Type:	Motion to Vacate
NOV Issue Date:	July 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 23, 2025
Last Inspection Date:	September 28, 2025

OWNER:

Owner:	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 vacate the Order Determining Violation signed on October 1, 2025.

Form Review

Form Started By: Heather Debevec

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

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 10/15/2025

SUBJECT:

Case Number:	NUIS-2025-3	Investigating Officer:	Isaac Saucedo
Violation Location:	101 Seaway Drive		

CASE INFORMATION:

Case Type:	Nuisance Abatement
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2025

PARTIES:

VIOLATOR:	Jairo Chitiva (TR) 1325 SW Bent Pine CV Port Saint Lucie, FL 34986
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VIOLATIONS:

103-341 - Vacant buildings: Board up required
IPMC 301.3 - Vacant Structures and land

FINDINGS/ORDER:

March 19, 2025 - Special Magistrate Pelletier found the owners in violation and provided 7 days to comply or be fined \$100 per day and the cost of abating the nuisance condition.
 April 8, 2025 - Inspection was completed. Property remains out of compliance. Fines started.
 April 10, 2025 - An affidavit of non-compliance was issued.
 August 7, 2025 - Inspection was completed. Property came into compliance. Fines stopped.
 August 27, 2025 - Affidavit of compliance was issued.
 August 28, 2025 - Massey letter sent to owner.
 September 6, 2025 - Request for Massey hearing received.
 Balance: \$16,200.00

ACTION DATES:

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

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/10/2025

Started On: 09/30/2025 02:53 PM

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 10/15/2025

SUBJECT:

Case Number:	24-294	Investigating Officer:	Isaac Saucedo
Violation Location:	2614 Avenue I		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 2, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	April 1, 2024
NTA Service Method	Certified mail / Posted at Property
Posting Date:	April 19, 2024

PARTIES:

VIOLATOR:	Queen Gibbs 2506 Avenue J Fort Pierce, FL 34947-2459
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) Nuisance as an object / Outside storage
 Section 123-37(12) Landscape maintenance
 IPMC 302.7 Accessory structure

FINDINGS/CASE FOLLOW-UP:

May 1, 2024 - Special Magistrate Pelletier gave the violators 10 days to remove all plywood and cement blocks, trim all overgrown bushes, trees, shrubs, and grass, and repair or remove the fence, or be fined \$250 per day.
 May 20, 2024 - Property was inspected and not in compliance. Fines started.
 July 9, 2024 - Affidavit of Non-Compliance issued.
 August 27, 2024 - Massey letter sent to violators.
 September 13, 2024 - Property was inspected and brought into compliance. Fines stopped.
 September 19, 2024 - Affidavit of Compliance issued.
 September 24, 2024 - 2nd Massey letter sent to violators.
 December 11, 2024 - Order Assessing Fine and Imposing Lien filed.
 September 11, 2025 - Request for lien reduction received.
 Balance: \$16,540.00

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - No
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None
5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate.

RECOMMENDATION:

To be determined by the Special Magistrate

Form Started By: Katherine Calderon
Final Approval Date: 10/04/2025

Started On: 10/04/2025 12:33 PM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 10/15/2025

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

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

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement - PULLED BY STAFF
NOV Issue Date:	April 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	July 21, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	August 8, 2025
Last Inspection Date:	October 13, 2025

OWNER:

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

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec

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

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM**6. a. 2.****Meeting Date:** 10/15/2025**Re:** Case # CE-2025-352 - 1403 Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-352	Investigating Officer:	Heather Debevec
Violation Location:	1403 Orange Ave		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	June 2, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Hot Stop Wireless III Inc 1403 Oorange AVE Fort Pierce, FL 34950
Additional Party:	Rasheed Qasem 103 Essex DR Port Saint Lucie, FL 34984
Additional Party:	NMHM INC 1726 Okeechobee RD Fort Pierce, FL 34954
Additional Party:	NM & HM INC 1409 Orange AVE Fort Pierce, FL 34947
Additional Party:	Nazir Mustafa 1400 Orange AVE Fort Pierce, FL 34950

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 ReviewForm Started By: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 07/28/2025 02:50 PM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 10/15/2025

Re: Case # CE-2025-386 - 1205 Seaway Dr

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

SUBJECT:

Case Number:	CE-2025-386	Investigating Officer:	Heather Debevec
Violation Location:	1205 Seaway Dr		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	June 24, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Sunset Property Acquisition LLC 9560 Spanish Moss RD W Lake Worth, FL 33467
Additional Party:	Venessa Brown 13950 Barberrry CT Wellington, FL 33414

VIOLATIONS:

24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish
30-24(c) - SW: Container designated

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:
 - Properly place or remove the trash piled up.
 - Ensure all waste is properly placed into the correct bins for the City to collect.
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: 10/08/2025

Started On: 07/29/2025 02:19 PM

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 10/15/2025
Re: Case # CE-2025-356 - 1311 Orange Ave
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

SUBJECT:

Case Number:	CE-2025-356	Investigating Officer:	Heather Debevec
Violation Location:	1311 Orange Ave		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Baez Multiservices 1311 Orange AVE Fort Pierce, FL 34950
Additional Party:	MAAG Consulting Services Inc 13762 W State 84 Suite 146 Davie, FL 33325
Additional Party:	1301 - 1317 Orange LLC 1306 S 14th CIR Fort Pierce, FL 34982
Additional Party:	1301 TO 1317 Orange LLC 8036 Plantation Lakes DR Port St. Lucie, FL 34986

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
Final Approval Date: 10/08/2025

Started On: 07/28/2025 04:08 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 10/15/2025

Re: Case # CE-2025-357 - 5045 S US Highway 1

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

SUBJECT:

Case Number:	CE-2025-357	Investigating Officer:	Heather Debevec
Violation Location:	5045 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

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

VIOLATIONS:

117-3(b) - Signs: Vacant premises

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

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:
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
 - Remove all loose items, trash, and debris from the property
 - 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: 07/29/2025 10:54 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 10/15/2025

Re: Case # CE-2025-428 - 103 Maple Ave

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

SUBJECT:

Case Number:	CE - 2025-428	Investigating Officer:	Heather Debevec
Violation Location:	103 Maple Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	July 21, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Watsen Francois 801 SE 6th AVE 202 Delray Beach, FL 33483
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VIOLATIONS:

24-19(6)(c) - Nuisances: Outside Storage
30-28(c) - SW: Containers - When placed

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Store waste bins to the side or rear of the home.
 - Remove loose items from outside the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 08/13/2025 10:39 AM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 10/15/2025

Re: Case # CE-2025-442 - 203 Maple Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-442	Investigating Officer:	Heather Debevec
Violation Location:	203 Maple Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	July 22, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Abdeliah Kacen 203 Maple AVE Fort Pierce, FL 34982
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VIOLATIONS:

24-19(14) - Nuisances: Parking on other than pavement

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Refrain from parking on other than pavement.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/08/2025

Started On: 08/13/2025 11:28 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 10/15/2025

Re: Case # CE-2025-431 - 109 Maple Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-431	Investigating Officer:	Heather Debevec
Violation Location:	109 Maple Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	July 21, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Jamal Khan & Lisa Ally 7521 Grant ST Hollywood, FL 33024
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VIOLATIONS:

123-37(12) - Landscape 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:
 - Mow the yard and clean off fence lines.
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: 10/08/2025

Started On: 08/13/2025 11:09 AM

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 10/15/2025

Re: Case # NOOP-2025-196 - 126 Garden Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-196	Investigating Officer:	Heather Debevec
Violation Location:	126 Garden Ave		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	August 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 21, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	August 21, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Owner:	Ruben Ramirez 126 Garden AVE Fort Pierce, FL 34982
Additional Party:	Ruben Negrete Ramirez & Brian Ramirez 126 Garden Ave Fort Pierce, FL 34982

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure 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: 08/18/2025 03:08 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 10/15/2025

Re: Case # NOOP-2025-221 - 1607 Citrus Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-221	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1607 Citrus Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle - COMPLIED
NOV Issue Date:	September 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2025
Last Inspection Date:	October 13, 2025

OWNER:

Property Owner:	Carl Sugrue 1607 Citrus Ave Fort Pierce, FL 34950
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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 that the Silver Mercedes SL 500 is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 09/18/2025 03:13 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 10/15/2025

Re: Case# NOOP-2025-212 - 1505 Citrus Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-212	Investigating Officer:	Jarvis Gamble
Violation Location:	1505 Citrus Avenue		

CASE INFORMATION:

Case Type:	NOOP - COMPLIED
NOV Issue Date:	September 4, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2025
Last Inspection Date:	October 14, 2025

OWNER:

Violator:	J Canto Velazquez 1505 CITRUS AVE FORT PIERCE, FL 34950
Vehicle Owner(s)	Allan Amael Pierre & Josia Pierre 724 Venice CIR APT 204 Lake Park, FL 33403

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble

Started On: 08/30/2025 02:00 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM**6. a. 12.****Meeting Date:** 10/15/2025**Re:** Case # LTCL-2025-295 - 119 N 11TH ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-295	Investigating Officer:	Jarvis Gamble
Violation Location:	119 N 11TH ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 23, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 23, 2025
Last Inspection Date:	October 14, 2025

OWNER:

VIOLATOR:	Atlantic 509 LLC 709 Neapolitan WAY Naples, FL 34103
REGISTERED AGENT	Salvatori, Wood & Buckel 9132 Strada PL Fourth Floor Naples, FL 34108

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: 09/23/2025 04:43 PM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 10/15/2025

Re: Case# LTCL-2025-271 - Louisiana Ave (2417-504-0007-000-2)

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-271	Investigating Officer:	Charmaine Kirkland
Violation Location:	Louisiana Ave (2417-504-0007-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 27, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 05, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 05, 2025
Last Inspection Date:	October 14, 2025

OWNER:

Owner:	Bilmer G Serrano Tamara Serrano 3112 Yellowstone Cir Fort Pierce, FL 34945-5705
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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

Started On: 08/29/2025 11:48 AM

Final Approval Date: 10/08/2025

Special Magistrate Hearing - 9:00AM**6. a. 14.****Meeting Date:** 10/15/2025**Re:** Case # LTCL-2025-240 - TBD (2407-241-0001-000-3)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

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

CASE INFORMATION:

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

OWNER:

Owner:	Orange Avenue Devel II LLC 28178 Hayes Rd Roseville, MI 48066
Additional Party:	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

Form Started By: Charmaine Kirkland

Started On: 08/15/2025 11:30 AM

Final Approval Date: 09/23/2025

Special Magistrate Hearing - 9:00AM**6. a. 15.****Meeting Date:** 10/15/2025**Re:** Case # CE-2025-348 - 1905 Colonial RD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

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

CASE INFORMATION:

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

OWNER:

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

123-37(12)-Landscape Maintenance
 15-322(c)(1)-Fences: Height restrictions
 30-28(c)-SW:Containers-When placed
 IPMC 302.7-Accessory Structures
 IPMC 702.4-Emergency escape openings

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Cut the grass and trim all the landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat and orderly appearance.
 - Cut and trim all hedges in the front yard to meet the requirements of the code.
 - Place all trash containers on the side or rear of the house on non-collection days.
 - Remove or repair the fence where it has been detached.
 - Remove shutters from all windows throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

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

Final Approval Date: 09/03/2025

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 10/15/2025

Re: NOOP-2025-206 - 1505 Citrus Ave

Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number	NOOP-2025-206	Investigating Officer:	Jarvis Gamble
Violation Location:	1505 Citrus Ave		

CASE INFORMATION:

Case Type:	NOOP - COMPLIED
NOV Issue Date:	September 4, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2025
Last Inspection Date:	October 14, 2025

OWNER:

VIOLATOR:	J Canto Velazquez 1505 CITRUS AVE FORT PIERCE, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 10/08/2025

Started On: 08/30/2025 10:08 AM

Special Magistrate Hearing - 9:00AM

6. a. 17.

Meeting Date: 10/15/2025

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

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

SUBJECT:

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

CASE INFORMATION:

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

OWNER:

Owner:	1450 Bell Avenue Owner LLC
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

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

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