

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, November 5, 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. 

<b>Case Number:</b>	PK-2025-357	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1000 Wheeler Terr		

- 2. 

<b>Case Number:</b>	PK-2025-362	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1000 Wheeler Terr		

- 3. 

<b>Case Number:</b>	PK-2025-342	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	800 S 32nd St		

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

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

- 1. 

<b>Case Number:</b>	CE-2025-359	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	412 N US Highway 1		

- 2. 

<b>Case Number:</b>	CE-2025-393	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1360 Carlton Ct		

- 3. 

<b>Case Number:</b>	CE-2025-394	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1331 Binney Dr		

- 4. 

<b>Case Number:</b>	CE-2025-399	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

- 5. 

<b>Case Number:</b>	CE-2025-473	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2608 S US Highway 1		

6.	<b>Case Number:</b>	CE-2025-489	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	117 Garden Ave		

7.	<b>Case Number:</b>	CE-2025-497	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	219 Garden Ave		

8.	<b>Case Number:</b>	CE-2025-508	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	130 N 2nd St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	<b>Case Number:</b>	NUIS-2025-25	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2008 Delaware Ave		

2.	<b>Case Number:</b>	LTCL-2025-260	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2008 Delaware Ave		

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

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

5.	<b>Case Number:</b>	LTCL-2025-317	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2505 Orange Ave		

6.	<b>Case Number:</b>	NUIS-2025-29	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	3105 Kentucky Ave		

e. **PUBLIC HEARINGS - OTHER CASES**

1.	<b>Case Number:</b>	CE-2025-76	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2898 S Kings Hwy		

2.	<b>Case Number:</b>	CE-2025-86	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1115 Pine Ave		

5. **OLD BUSINESS**

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

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

6. **FINAL MATTERS**

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

1. 

<b>Case Number:</b>	LTCL-2025-258	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S US Highway 1 (2415-601-0083-000-0)		
  
2. 

<b>Case Number:</b>	LTCL-2025-298	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Mohawk Ave (1428-702-0423-000-3)		
  
3. 

<b>Case Number:</b>	LTCL-2025-300	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Mohawk Ave (1428-702-0425-0007)		
  
4. 

<b>Case Number:</b>	LTCL-2025-302	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1908 Coconut Dr		
  
5. 

<b>Case Number:</b>	NOOP-2025-213	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	202 Hialeah Ave		
  
6. 

<b>Case Number:</b>	NUIS-2025-22	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1753 Seaway Dr		
  
7. 

<b>Case Number:</b>	LTCL-2025-282	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	904 N 18th ST		
  
8. 

<b>Case Number:</b>	LTCL-2025-293	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	608 N 21st ST		
  
9. 

<b>Case Number:</b>	PK-2025-340	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3105 Hibiscus Ave		
  
10. 

<b>Case Number:</b>	LTCL-2025-291	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	901 N 16th ST		

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:** 11/05/2025

**Re:** Case# PK-2025-357 - 1000 Wheeler Terr

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-357	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1000 Wheeler Terr		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	August 28, 2025
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	October 24, 2025

**OWNER:**

<b>Owner:</b>	Haco Trucking LLC
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17597PK	34-31(L) Parked on City Right of way	\$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: 10/02/2025 09:39 AM

Final Approval Date: 10/21/2025

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

**4. a. 2.**

**Meeting Date:** 11/05/2025

**Re:** Case# PK-2025-362 - 1000 Wheeler Terr

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-362	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1000 Wheeler Terr		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	August 30, 2025
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	October 24, 2025

**OWNER:**

<b>Owner:</b>	Haco Trucking LLC
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20950PK	34-31(L) Parked on City Right of Way	\$100.00	\$10.00	\$18.00	\$128.00

**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: 10/02/2025 09:49 AM

Final Approval Date: 10/21/2025

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

**4. a. 3.**

**Meeting Date:** 11/05/2025

**Re:** Case# PK-2025-342 - 800 S 32nd St

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-342	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	800 S 32nd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	August 02, 2025
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	October 24, 2025

**OWNER:**

<b>Owner:</b>	Shonda Trinett Foster
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17596PK	34-31(L) Parked on City Right of Way	\$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: 10/02/2025 09:38 AM

Final Approval Date: 10/21/2025

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

**4. c. 1.**

**Meeting Date:** 11/05/2025

**Re:** Case# CE-2025-359 - 412 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-359	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	412 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 20, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Regular and Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	MMH FAMILY LLC 440 NW 69th ST Boca Raton, FL 33487-2357
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**VIOLATIONS:**

IPMC 302.3 - Sidewalks & Driveways

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Repair the parking lot from the potholes.
  - 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: 08/20/2025 02:28 PM

Final Approval Date: 10/20/2025

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

**4. c. 2.**

**Meeting Date:** 11/05/2025  
**Re:** Case # CE-2025-393 - 1360 Carlton Ct  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-393	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1360 Carlton Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	June 30, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Salvatore Ruffo 1663 Dekalb AVE Brooklyn, NY 11237
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**VIOLATIONS:**

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 30 days to:
  - Repair the fence where boards are missing, rotting, or damaged.
  - Paint the fence.
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: 10/20/2025

Started On: 08/25/2025 03:15 PM

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

**4. c. 3.**

**Meeting Date:** 11/05/2025

**Re:** Case # CE-2025-394 - 1331 Binney Dr

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-394	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1331 Binney Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	June 30, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Cassandra-Lee & Wayne Lombaard 1617 Frances Ave Fort Pierce, FL 34949
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**VIOLATIONS:**

30-28(c) - SW: Containers - When placed  
IPMC 302.7 - Accessory Structures

**RECOMMENDATION:**

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

1. The violator(s) be given 20 days to:
  - Store waste bins at the side or rear of the building.
  - Repair the fence where it is being propped up and deteriorating.
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: 10/20/2025

Started On: 08/25/2025 04:47 PM

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

**4. c. 4.**

**Meeting Date:** 11/05/2025

**Re:** Case # CE-2025-399 - 901 N US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-399	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	901 N US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	June 30, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Jebarron 55 LLC 2049 Venetian WAY Winter Park, FL 32789
<b>Additional Party:</b>	Swift Grill 901 N US HIGHWAY 1 FORT PIERCE, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Remove the kitchen equipment and other items from the yard or place into a shed.
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: 08/26/2025 10:36 AM

Final Approval Date: 10/20/2025

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

4. c. 5.

**Meeting Date:** 11/05/2025**Re:** Case# CE-2025-473 - 2608 S US Highway 1**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE-2025-473	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2608 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 15, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Posting Date:</b>	Not posted due to green card received on October 20, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	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:**

117-3(b) - Signs: Maintenance  
 117-3(b) - Signs: Vacant premises  
 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish  
 24-19(6)(b) - Nuisances: Outside Storage  
 IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Obtain a permit through the Building Department and place a blank-faced sign on the sign holder.
  - Remove all signs for businesses no longer operating at this location.
  - Remove all loose items from the property.
  - Remove and properly dispose of the tires and other loose items on the property.
  - Paint the peeling areas on the building and the curbs, and any other areas where deterioration has occurred.
  - 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: 09/26/2025 10:32 AM

Final Approval Date: 10/20/2025

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

**4. c. 6.**

**Meeting Date:** 11/05/2025

**Re:** Case # CE-2025-489 - 117 Garden Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-489	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	117 Garden Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 19, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Not posted; Green card received on October 15, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Martir Villanueva - Alfaro 5762 NW Cotton DR Port Saint Lucie, FL 34986
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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: 09/26/2025 01:24 PM

Final Approval Date: 10/20/2025

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

**4. c. 7.**

**Meeting Date:** 11/05/2025

**Re:** Case # CE-2025-497 - 219 Garden Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-497	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	219 Garden Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 19, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Justine Vega 219 Garden AVE Fort Pierce, FL 34982
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**VIOLATIONS:**

24-19(14) - Nuisances: Parking on other than pavement  
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 20 days to:
  - Refrain from parking in the front yard.
  - Pressure wash or paint the discolored areas of the trim on the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

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

Started On: 09/26/2025 01:36 PM

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

**4. c. 8.**

**Meeting Date:** 11/05/2025

**Re:** Case # CE-2025-508 - 130 N 2nd St

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-508	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	130 N 2nd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 25, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	October 24, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Sailfish Brewing Company 130 N 2nd St Fort Pierce, FL 34950
<b>Additional Party:</b>	Eric Levitt 2141 S Alternate A1A Suite 440 Jupiter, FL 33477

**VIOLATIONS:**

- 36-411(a) Storm water: discharges prohibited
- 36-411(b) Storm water: Illicit connections

**RECOMMENDATION:**

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

1. The violator(s) be given 5 days to:
  - Submit and obtain approval for a best management practices plan to Engineering.
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: 09/29/2025 11:35 AM

Final Approval Date: 10/20/2025

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

**4. d. 1.**

**Meeting Date:** 11/05/2025

**Re:** Case# NUIS-2025-25 - 2008 Delaware Ave

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-25	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2008 Delaware Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Board Up
<b>NOV Issue Date:</b>	August 22, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 27, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 27, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	John Honea & Connie Jo Strawn 2270 Bell Ave Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**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: 08/22/2025 03:24 PM

Final Approval Date: 10/20/2025

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

**4. d. 2.**

**Meeting Date:** 11/05/2025

**Re:** Case # LTCL-2025-260 - 2008 Delaware Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-260	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2008 Delaware Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	August 22, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 27, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 27, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	John Honea & Connie Jo Strawn 2270 Bell Ave Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**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: 08/22/2025 03:35 PM

Final Approval Date: 10/20/2025

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

4. d. 3.

**Meeting Date:** 11/05/2025**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:**

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

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 18, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 18, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 18, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Property Owner:</b>	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: 10/13/2025

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

**4. d. 4.**

**Meeting Date:** 11/05/2025

**Re:** Case # LTCL-2025-283 - 908 N 18th St

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

**SUBJECT:**

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

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 18, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 18, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 18, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Property Owner:</b>	Rivher Investment LLC 3784 Cypress Lake DR Lake Worth, FL 33467-2205
<b>Registered Agent:</b>	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: 10/13/2025

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

**4. d. 5.**

**Meeting Date:** 11/05/2025

**Re:** Case # LTCL-2025-317 - 2505 Orange Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-317	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2505 Orange Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 14, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 17, 2025
<b>Last Inspection Date:</b>	November 01, 2025

**OWNER:**

<b>Owner:</b>	Twin Oil Company 15300 NW 7th Ave Miami, FL 33169
<b>Additional Party:</b>	Gabriel Volante 15300 NW 7th Ave Miami, FL 33169

**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.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 10/14/2025 08:30 AM

Final Approval Date: 10/28/2025

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

**4. d. 6.**

**Meeting Date:** 11/05/2025

**Re:** Case# NUIS-2025-29 - 3105 Kentucky Ave

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-29	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3105 Kentucky Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Board Up
<b>NOV Issue Date:</b>	October 14, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 17, 2025
<b>Last Inspection Date:</b>	November 01, 2025

**OWNER:**

<b>Owner:</b>	Katrina Goodin Chasity Goodin Laquisha Simmons 2606 W 28th St Riviera Beach, FL 33404-1813
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**VIOLATIONS:**

103-341- Vacant buildings: Board up required

24-19 (16) — Nuisances: Unsafe structure

24-19 (5) — Nuisances: Is declared otherwise by ordinance or statue to be a nuisance, unlawful or prohibited;

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 10/17/2025 10:53 AM

Final Approval Date: 10/28/2025

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

**4. e. 1.**

**Meeting Date:** 11/05/2025  
**Re:** Case# CE-2025-76 - 2898 S Kings Hwy  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-76	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2898 S Kings Hwy		

**CASE INFORMATION:**

<b>Presentation Type:</b>	Motion to Vacate
<b>NOV Issue Date:</b>	February 01, 2025
<b>NOV Service Method:</b>	Regular mail
<b>Last Inspection Date:</b>	May 20, 2025

**OWNER:**

<b>Owner:</b>	BSFDM Land Investments 4401 Whiteway Dairy Rd Fort Pierce, FL 34947-4407
<b>Additional Party:</b>	Anthony P Guettler 979 Beachland Blvd Vero Beach, FL 32963

**VIOLATIONS:**

117-3(b) - Signs: Vacant Premises  
24-19(6)(a) - Outside Storage

**RECOMMENDATION:**

The city requests that the Special Magistrate vacate the Order Determining Violation signed on May 14, 2025.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/28/2025

Started On: 04/12/2025 05:33 PM

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

**4. e. 2.**

**Meeting Date:** 11/05/2025

**Re:** Case# CE-2025-86 - 1115 Pine Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-86	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1115 Pine Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	February 05, 2025
<b>NOV Service Method:</b>	Regular mail
<b>Last Inspection Date:</b>	May 13, 2025

**OWNER:**

<b>Owner:</b>	Rochelle Ezzi 1115 Pine Ave Fort Pierce, FL 34982-6108
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**VIOLATIONS:**

IPMC 702.4 - Emergency escape openings  
IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

The city requests that the Special Magistrate vacate the Order Determining Violation signed on May 14, 2025.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 10/28/2025

Started On: 04/04/2025 01:02 PM

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

**6. a. 1.**

**Meeting Date:** 11/05/2025  
**Re:** Case# LTCL-2025-258 - S US Highway 1 (2415-601-0083-000-0)  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-258	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	S US Highway 1 (2415-601-0083-000-0)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	August 19, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 27, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 27, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce 900 LLC 3300 N 29th Ave Ste 101 Hollywood, FL 33020
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 10/23/2025

Started On: 08/19/2025 04:25 PM

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

**6. a. 2.**

**Meeting Date:** 11/05/2025

**Re:** Case# LTCL-2025-298 - Mohawk Ave (1428-702-0423-000-3)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-298	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Mohawk Ave (1428-702-0423-000-3)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	September 24, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 29, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 29, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Fort Pierce Consulting LLC 200 Bridlewood WAY 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 Review**

Form Started By: Heather Debevec

Started On: 09/24/2025 03:11 PM

Final Approval Date: 10/20/2025

**Special Magistrate Hearing - 9:00AM****6. a. 3.****Meeting Date:** 11/05/2025**Re:** Case# LTCL-2025-300 - Mohawk Ave (1428-702-0425-0007)**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-300	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Mohawk Ave (1428-702-0425-0007)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	September 25, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 29, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 29, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	W Beltran Investment LLC Outdoors Quality Homes LLC 18022 NW 91st CT Hialeah, FL 33018
<b>Additional Party:</b>	The Outdoors Quality Homes LLC 4500 Edwards RD Fort Pierce, FL 34981
<b>Additional Party:</b>	Eleazar Amador 1610 Coronado AVE Fort Pierce, FL 34982

**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: 09/26/2025 04:56 PM

Final Approval Date: 10/20/2025

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

**6. a. 4.**

**Meeting Date:** 11/05/2025

**Re:** Case# LTCL-2025-302 - 1908 Coconut Dr

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-302	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1908 Coconut Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	September 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 3, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 3, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Neelavannan Radha & Mangayarcassyy Neelavannan 2936 SW Porpoise CIR Stuart, FL 34997
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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: 09/30/2025 03:00 PM

Final Approval Date: 10/20/2025

**Special Magistrate Hearing - 9:00AM****6. a. 5.****Meeting Date:** 11/05/2025**Re:** Case# NOOP-2025-213 - 202 Hialeah Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-213	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	202 Hialeah Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle — COMPLIED
<b>NOV Issue Date:</b>	September 2, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2025
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 4, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Juan Cruz-Robles 202 Hialeah Ave Fort Pierce, FL 34982
<b>Additional Party:</b>	Alicia Rebollar Cruz & Rufino Casterjon Toribio 202 Hialeah 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 the silver Chevrolet Suburban 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: Heather Debevec

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

Final Approval Date: 10/20/2025

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

**6. a. 6.**

**Meeting Date:** 11/05/2025

**Re:** Case# NUIS-2025-22 - 1753 Seaway Dr

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-22	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1753 Seaway Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Stagnant Water - COMPLIED
<b>NOV Issue Date:</b>	September 3, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 5, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 5, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Sanford Woods Sr 5121 S US HIGHWAY 1 Fort Pierce, FL 34982
<b>Additional Party:</b>	Woods Family Limited Partnership II 5121 S US Highway 1 Fort Pierce, FL 34982

**VIOLATIONS:**

24-19(9) - Nuisance abatement: Stagnant Water

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

**Form Review**

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

Started On: 09/03/2025 02:46 PM

**Special Magistrate Hearing - 9:00AM****6. a. 7.****Meeting Date:** 11/05/2025**Re:** Case # LTCL-2025-282 - 904 N 18th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

<b>Property Owner:</b>	C&G Quality Enterprises 6034 SW 164th PL Miami, FL 33193-5731
<b>Registered Agent:</b>	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: 10/13/2025

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

**6. a. 8.**

**Meeting Date:** 11/05/2025

**Re:** Case # LTCL-2025-293 - 608 N 21st ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-293	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	608 N 21st ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 1, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Property Owner:</b>	Dominique Pierre 3376 Hatcher ST Fort Pierce, FL 34981-5252
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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: 10/01/2025 11:50 AM

Final Approval Date: 10/20/2025

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

**6. a. 9.**

**Meeting Date:** 11/05/2025

**Re:** Case# PK-2025-340 - 3105 Hibiscus Ave

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-340	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	3105 Hibiscus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - PAID
<b>Citation Issue Date:</b>	August 02, 2025
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	October 24, 2025

**OWNER:**

<b>Owner:</b>	Kayla Charnice Rodgers
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17594PK	34-31(L) Parked on City Right of Way	\$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: 10/02/2025 09:37 AM

Final Approval Date: 10/21/2025

**Special Magistrate Hearing - 9:00AM****6. a. 10.****Meeting Date:** 11/05/2025**Re:** Case # LTCL-2025-291 - 901 N 16th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-291	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	901 N 16th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 1, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 1, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Property Owner:</b>	Sea Moon Development Group LLC 2655 S Le Jeune Rd Floor 5 Miami, FL 33134-5816
<b>Registered Agent:</b>	Munir Mustafa 915 Avenue M Fort Pierce, FL 34950

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 10/01/2025 12:09 PM

Final Approval Date: 10/20/2025