

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, November 19, 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-2025-348	<b>Investigating Officer:</b>	Kenny Lawrence
<b>Violation Location:</b>	Jaycee Park		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.

<b>Case Number:</b>	CE-2025-511	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1514 Citrus Ave		

2.

<b>Case Number:</b>	CE-2025-510	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1508 Citrus Ave		

3.

<b>Case Number:</b>	CE-2025-439	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2609 Citrus Ave		

4.

<b>Case Number:</b>	CE-2025-239	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	812 Atlantic Ave		

5.

<b>Case Number:</b>	CE-2025-414	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2634 Mohawk Ave		

6.

<b>Case Number:</b>	CE-2025-426	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	104 Maple Ave		

7.

<b>Case Number:</b>	CE-2025-484	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	126 Garden Ave		

8.

<b>Case Number:</b>	CE-2025-486	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	118 Garden Ave		

9.

<b>Case Number:</b>	CE-2025-496	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	217 Garden Ave		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	<b>Case Number:</b>	LTCL-2025-322	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2511 Avenue F		
2.	<b>Case Number:</b>	LTCL-2025-305	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	427 Means CT		
3.	<b>Case Number:</b>	NOOP-2025-228	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	1011 Avenue G		
4.	<b>Case Number:</b>	NOOP-2025-230	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	1011 Avenue G		
5.	<b>Case Number:</b>	LTCL-2025-292	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	114 N 18th ST		
6.	<b>Case Number:</b>	LTCL-2025-306	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	N 18th ST (2404-711-0028-000-1)		
7.	<b>Case Number:</b>	LTCL-2025-308	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	508 N 21st ST		
8.	<b>Case Number:</b>	LTCL-2025-309	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	506 N 21st ST		
9.	<b>Case Number:</b>	NOOP-2025-248	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1608 Coronado Ave		
10.	<b>Case Number:</b>	NUIS-2025-28	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2015 S 3rd St		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

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

6. **FINAL MATTERS**

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

1.	<b>Case Number:</b>	LTCL-2025-275	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2634 Mohawk Ave		
2.	<b>Case Number:</b>	LTCL-2025-314	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Hernando St ( 2401-505-0003-0008)		

3.	<b>Case Number:</b>	LTCL-2025-315	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	Porpoise Ave (2401-505-0002-0001)		
4.	<b>Case Number:</b>	NOOP-2025-205	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1506 Citrus Ave		
5.	<b>Case Number:</b>	NOOP-2025-207	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1602 Citrus Ave		
6.	<b>Case Number:</b>	NOOP-2025-209	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1604 Citrus Ave		
7.	<b>Case Number:</b>	NOOP-2025-231	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	215 Indian Hills Dr		
8.	<b>Case Number:</b>	NOOP-2025-232	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	215 Indian Hills Dr		
9.	<b>Case Number:</b>	LTCL-2025-303	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	Avenue G (240482200240004)		
10.	<b>Case Number:</b>	LTCL-2025-245	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	703 S 6TH ST		
11.	<b>Case Number:</b>	LTCL-2025-246	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	819 S 6TH ST		
12.	<b>Case Number:</b>	CE-2025-375	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	531 S US Highway 1		
13.	<b>Case Number:</b>	CE-2025-406	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	706 S US Highway 1		
14.	<b>Case Number:</b>	CE-2025-482	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	226 Garden Ave		
15.	<b>Case Number:</b>	NOOP-2025-229	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	111 Indian Hills Dr		
16.	<b>Case Number:</b>	LTCL-2025-288	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2015 S 3rd St		
17.	<b>Case Number:</b>	LTCL-2025-321	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2710 Avenue E		
18.	<b>Case Number:</b>	NOOP-2025-247	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	611 S 6TH ST		
19.	<b>Case Number:</b>	NOOP-2025-244	<b>Investigating Officer:</b>	Jarvis Gamble
	<b>Violation Location:</b>	611 S 6th St		

20.	<b>Case Number:</b>	NOOP-2025-233	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	206 Indian Hills Dr		
21.	<b>Case Number:</b>	PK-2025-96	<b>Investigating Officer:</b>	Isaac Saucedo
	<b>Violation Location:</b>	1000 Wheeler RD		
22.	<b>Case Number:</b>	LTCL-2025-312	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1302 N 22nd ST		
23.	<b>Case Number:</b>	LTCL-2025-307	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	614 N 21st 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:** 11/19/2025

**Re:** Case# PK-2025-348 - Jaycee Park

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-348	<b>Investigating Officer:</b>	Kenny Lawrence
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Citation
<b>Citation Issue Date:</b>	August 24, 2025
<b>NTA Issue Date:</b>	October 20, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	November 7, 2025

**OWNER:**

<b>VIOLATOR:</b>	Daniel Silverio Suarez
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20260PK	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: Katherine Calderon  
Final Approval Date: 11/12/2025

Started On: 10/17/2025 02:18 PM

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

**4. c. 1.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-511 - 1514 Citrus Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-511	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1514 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	August 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Johnny B Davis Sr (EST) 4828 N Kings Hwy # 429 Fort Pierce, FL 34951-2203
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**VIOLATIONS:**

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 7 days to:
  - Remove shutters from all windows throughout 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: Charmaine Kirkland  
Final Approval Date: 11/12/2025

Started On: 10/02/2025 04:50 PM

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

**4. c. 2.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-510 - 1508 Citrus Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-510	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1508 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	August 26, 2025
<b>NOV Service Method:</b>	Regular Mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Louverture Edmond Eliante Bellevue 1508 Citrus Ave Fort Pierce, FL 34950
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**VIOLATIONS:**

24-19(19) — Nuisances: Indoor style furniture  
 24-19(6)(a)(c)—Nuisances: Outside Storage  
 30-28(c)- SW: Containers—When placed  
 IPMC 304.10 Exterior Stairways, Decks, Porches, & Balconies  
 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:
  - Remove all indoor-style furniture.
  - Remove all paint buckets, coolers, storage containers, wood boards, debris and all other trash-related items throughout the property.
  - Place all trash containers on the side or rear of the house on non-collection days.
  - Repair the porch where deterioration and damage has occurred.
  - Pressure wash or paint where discoloration, deterioration, chipping and molding has occurred throughout the property.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland  
 Final Approval Date: 11/12/2025

Started On: 10/02/2025 04:51 PM

**Special Magistrate Hearing - 9:00AM****4. c. 3.****Meeting Date:** 11/19/2025**Re:** Case# CE-2025-439 - 2609 Citrus Ave**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE-2025-439	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2609 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	July 25, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	Green Card Received October 30, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Anchise Hector 2609 Citrus Ave Fort Pierce, FL 34947
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**VIOLATIONS:**

123-37 (12)—Landscape Maintenance  
 24-19 ( 15)(c) — Nuisances: Non-operable vehicle  
 24-19(6)(a)—Nuisances: Outside storage  
 26-3(a) - Storage of commodity in vehicle  
 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 7 days to:
  - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
  - Ensure that all vehicles and trailers are safely and legally operable on the roadway.
  - Remove debris, litter and all other trash-related items throughout the property.
  - Remove all trash, litter and debris from the utility trailer.
  - Repair or remove the fence where damage and deterioration has occurred.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland  
 Final Approval Date: 11/12/2025

Started On: 10/02/2025 09:51 AM

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

**4. c. 4.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-239 - 812 Atlantic Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-239	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	812 Atlantic Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 11, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Joachin Laurent (EST) 812 Atlantic AVE Fort Pierce, FL 34950
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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 15 days to:
  - Paint the bare wood 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: 11/10/2025

Started On: 09/04/2025 10:26 AM

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

**4. c. 5.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-414 - 2634 Mohawk Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-414	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2634 Mohawk Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	July 15, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

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

IPMC 304.1 - Exterior Structure  
IPMC 304.7 - Roofs and Drainage

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Repair or replace all rotting wood on the home.
  - Repair the roof.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/02/2025 04:15 PM

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

**4. c. 6.**

**Meeting Date:** 11/19/2025

**Re:** Case# CE-2025-426 - 104 Maple Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-426	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	104 Maple Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - PULLED BY STAFF
<b>NOV Issue Date:</b>	July 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received October 22, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Maria Garcia 104 Maple AVE Fort Pierce, FL 34982
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**VIOLATIONS:**

123-37(12) - Landscape maintenance  
IPMC 304.1 - Exterior Structure

**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:
  - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
  - Repair or replace the rotting wood on the fascia board of the home.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/05/2025 10:11 AM

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

**4. c. 7.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-484 - 126 Garden Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-484	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	126 Garden Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Posting Date:</b>	Green Card Received on October 23, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Ruben Ramirez 126 Garden 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 in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/04/2025 11:28 AM

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

**4. c. 8.**

**Meeting Date:** 11/19/2025

**Re:** Case# CE-2025-486 - 118 Garden Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-486	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	118 Garden Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Myrlande Petion 118 Garden 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 in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/04/2025 04:38 PM

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

**4. c. 9.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-496 - 217 Garden Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-496	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	217 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 17, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 7, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Maria I Ramirez Perfecto F Jacobo Veronica Pereyda 217 Garden AVE Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/05/2025 09:55 AM

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

**4. d. 1.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-322 - 2511 Avenue F

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-322	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2511 Avenue F		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 22, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 22, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Dick P Bresee Farra McNair Keith Bresee 4919 Sable Pine Cir Apt B West Palm Beach, FL 33417-3123
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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: 11/12/2025

Started On: 10/22/2025 12:26 PM

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

**4. d. 2.**

**Meeting Date:** 11/19/2025

**Re:** Case# LTCL-2025-305 - 427 Means CT

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-305	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	427 Means CT		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 10, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 10, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	Affordable Home Development LLC 2350 N Old Dixie HWY Fort Pierce, FL 34946
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Jarvis Gamble  
Final Approval Date: 11/12/2025

Started On: 10/14/2025 09:54 AM

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

**4. d. 3.**

**Meeting Date:** 11/19/2025

**Re:** Case# NOOP-2025-228 - 1011 Avenue G

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-228	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	1011 Avenue G		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle
<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 14, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Christopher Ascott Williams JR
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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 that the gray Dodge Caliber R/T 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: Jarvis Gamble  
Final Approval Date: 11/12/2025

Started On: 10/07/2025 12:51 PM

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

**4. d. 4.**

**Meeting Date:** 11/19/2025

**Re:** Case# NOOP-2025-230 - 1011 Avenue G

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-230	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	1011 Avenue G		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle
<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 14, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>Vehicle Owner:</b>	Christopher Ascott Williams JR
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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 that the black Honda Accord 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: Jarvis Gamble  
Final Approval Date: 11/12/2025

Started On: 10/07/2025 01:37 PM

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

**4. d. 5.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-292 - 114 N 18th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-292	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	114 N 18th 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 / Registered International Mailing / Posted at property
<b>NTA Issue Date:</b>	October 1, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Registered International Mailing / Posted at property
<b>Posting Date:</b>	October 1, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	Jesus Garcia (EST) Plaza Vazquez De Mella 7 4-5 28004 Madrid, Spain
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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 12:27 PM

Final Approval Date: 11/12/2025

**Special Magistrate Hearing - 9:00AM****4. d. 6.****Meeting Date:** 11/19/2025**Re:** Case # LTCL-2025-306 - N 18th ST (2404-711-0028-000-1)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-306	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	N 18th ST (2404-711-0028-000-1)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	Fresh Legal Perspective PL (TR) 6930 W Linebaugh Ave Tampa, FL 33625
<b>Registered Agent:</b>	Keathel W Chauncey, Esquire 6930 W Linebaugh Ave Tampa, FL 33625

**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: 10/22/2025 02:48 PM

Final Approval Date: 11/12/2025

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

4. d. 7.

**Meeting Date:** 11/19/2025**Re:** Case # LTCL-2025-308 - 508 N 21st ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-308	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	508 N 21st ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	Wael Musaitef 171 SE Floresta DR Port St Lucie, FL 34983-2236
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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: 10/26/2025 09:25 AM

Final Approval Date: 11/12/2025

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

**4. d. 8.**

**Meeting Date:** 11/19/2025

**Re:** Case# LTCL-2025-309 - 506 N 21st ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-309	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	506 N 21st ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	William Allison III 14399 Picea Fort Pierce, FL 34951
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 11/12/2025

Started On: 10/26/2025 09:58 AM

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

4. d. 9.

**Meeting Date:** 11/19/2025**Re:** Case# NOOP-2025-248 - 1608 Coronado Ave**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-248	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1608 Coronado Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle
<b>NOV Issue Date:</b>	October 23, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 23, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 23, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	Mary Nelson 1608 Coronado Ave Fort Pierce, FL 34982
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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 Scion xD 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: 10/26/2025 10:53 AM

Final Approval Date: 11/12/2025

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

**4. d. 10.**

**Meeting Date:** 11/19/2025

**Re:** Case # NUIS-2025-28 - 2015 S 3rd St

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-28	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2015 S 3rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Board up
<b>NOV Issue Date:</b>	September 11, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Eva Divine 2015 S 3rd ST Fort Pierce, FL 34950
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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  
Final Approval Date: 11/10/2025

Started On: 09/11/2025 04:00 PM

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

**6. a. 1.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-275 - 2634 Mohawk Ave

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-275	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2634 Mohawk Ave		

**CASE INFORMATION:**

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

**OWNER:**

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

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/02/2025 04:27 PM

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

**6. a. 2.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-314 - Hernando St ( 2401-505-0003-0008)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-314	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Hernando St ( 2401-505-0003-0008)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 9, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	complied before posted
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	complied before posted
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

**6. a. 3.**

**Meeting Date:** 11/19/2025

**Re:** Case# LTCL-2025-315 - Porpoise Ave (2401-505-0002-0001)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-315	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	Porpoise Ave (2401-505-0002-0001)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 9, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	complied before posted
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	complied before posted
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Daniel Longman (TR) 10358 Boca Woods LN Boca Raton, FL 33428
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

**6. a. 4.**

**Meeting Date:** 11/19/2025

**Re:** Case # NOOP-2025-205 - 1506 Citrus Ave

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-205	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1506 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative vehicles - COMPLIED
<b>NOV Issue Date:</b>	August 27, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	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 17, 2025

**OWNER:**

<b>Owner:</b>	Jean Pierre 1506 Citrus AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Honorat Holdings LLC 1093 SW 25th PL Boynton Beach, FL 33426

**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 blue Toyota Rav 4 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  
Final Approval Date: 10/23/2025

Started On: 08/27/2025 04:23 PM

**Special Magistrate Hearing - 9:00AM****6. a. 5.****Meeting Date:** 11/19/2025**Re:** Case# NOOP-2025-207 - 1602 Citrus Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-207	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1602 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	August 29, 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 13, 2025

**OWNER:**

<b>Owner:</b>	Junior Maradiaga 1602 Citrus AVE Fort Pierce, FL 34950
<b>Additional Party:</b>	Soinilien & Selimene St Hilaire 1602 Citrus AVE Fort Pierce, FL 34950

**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 white Honda 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: 08/29/2025 01:01 PM

Final Approval Date: 10/23/2025

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

**6. a. 6.**

**Meeting Date:** 11/19/2025

**Re:** Case # NOOP-2025-209 - 1604 Citrus Ave

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-209	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1604 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	August 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 4, 2024
<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 13, 2025

**OWNER:**

<b>Owner:</b>	Taylor A & Mary K Pancoast 1047 Pigeon Hill RD Steuben, ME 04680
<b>Additional Party:</b>	Claudia Jean, Sophia Joseph, & Multilda Jean 715 SW Lakehurst DR Port Saint Lucie, FL 34983

**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 begie Toyota Corolla 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: 08/29/2025 02:17 PM

Final Approval Date: 10/23/2025

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

**6. a. 7.**

**Meeting Date:** 11/19/2025

**Re:** Case # NOOP-2025-231 - 215 Indian Hills Dr

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-231	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	215 Indian Hills Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative or unlicensed motor vehicles - COMPLIED
<b>NOV Issue Date:</b>	October 3, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 9, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Silas Zuniga 3135 Sunrise BLVD Fort Pierce, FL 34982
<b>Additional Party:</b>	Miguel Vicente 166 Caprona ST Sebastian, FL 32958

**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 open utility 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**

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

**6. a. 8.**

**Meeting Date:** 11/19/2025

**Re:** Case # NOOP-2025-232 - 215 Indian Hills Dr

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-232	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	215 Indian Hills Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative or unlicensed motor vehicles - COMPLIED
<b>NOV Issue Date:</b>	October 3, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 9, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Silas Zuniga 3135 Sunrise BLVD Fort Pierce, FL 34982
<b>Additional Party:</b>	Norma Briones 215 INDIAN HILLS DR 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 Dodge Caravan 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: 10/03/2025 04:31 PM

**Special Magistrate Hearing - 9:00AM****6. a. 9.****Meeting Date:** 11/19/2025**Re:** Case # LTCL-2025-303 - Avenue G (240482200240004)**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-303	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	Avenue G (240482200240004)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 10, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 10, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	Honestly Contracting & Construction LLC 402 SE Volkerts TER Port St Lucie, FL 34983
<b>REGISTERED AGENT:</b>	Registered Agents Inc 7901 4TH ST N STE 300 St. Petersburg, FL 33702

**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: 10/14/2025 09:17 AM

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

**6. a. 10.**

**Meeting Date:** 11/19/2025

**Re:** Case# NOOP-2025-245 - 703 S 6TH ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-245	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	703 S 6TH ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	October 17, 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 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	Luis Zurita 218 GARDEN AVE FORT PIERCE, FL 34982
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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 that the black Chevrolet pick-up truck 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: Jarvis Gamble

Started On: 10/18/2025 04:01 PM

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

**6. a. 11.**

**Meeting Date:** 11/19/2025

**Re:** NOOP-2025-246 - 819 S 6TH ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-246	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	819 S 6TH ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	October 17, 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 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	George Labarca 819 S 6TH ST 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 that the brown Jeep 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: Jarvis Gamble

Started On: 10/18/2025 04:22 PM

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

**6. a. 12.**

**Meeting Date:** 11/19/2025

**Re:** Case # CE-2025-375 - 531 S US Highway 1

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-375	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	531 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	June 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received October 22, 2025 (HANDJ LLC, LG Accounting)
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

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

**VIOLATIONS:**

IPMC 304.7 - Roofs and Drainage

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Replace the missing shingles.
  - 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: 09/04/2025 10:58 AM

Final Approval Date: 11/10/2025

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

**6. a. 13.**

**Meeting Date:** 11/19/2025  
**Re:** Case # CE-2025-406 - 706 S US Highway 1  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-406	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	706 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	July 9, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received on October 30, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Blue Sky Properties Holdings LLC 1566 35th SQ SW Vero Beach, FL 32968
<b>Additional Party:</b>	Mark Bock 201 S 2nd ST Suite 100 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  
Final Approval Date: 10/22/2025

Started On: 08/22/2025 04:21 PM

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

**6. a. 14.**

**Meeting Date:** 11/19/2025  
**Re:** Case # CE-2025-482 - 226 Garden Ave  
**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-482	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	226 Garden Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	August 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 17, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received October 30, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Frederick Shopnitz 226 Garden AVE Fort Pierce, FL 34982
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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:
  - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
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: 11/10/2025

Started On: 09/04/2025 11:16 AM

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

**6. a. 15.**

**Meeting Date:** 11/19/2025

**Re:** Case # NOOP-2025-229 - 111 Indian Hills Dr

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-229	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	111 Indian Hills Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative or unlicensed motor vehicles - COMPLIED
<b>NOV Issue Date:</b>	October 2, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 9, 2025
<b>Last Inspection Date:</b>	November 16, 2025

**OWNER:**

<b>Owner:</b>	Sukru Kaya (LF EST) 111 Indian Hills DR Fort Pierce, FL 34982
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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 that the Chevy delivery vehicle 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: 10/02/2025 04:14 PM

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

**6. a. 16.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-288 - 2015 S 3rd St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-288	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2015 S 3rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	September 11, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Eva Divine 2015 S 3rd 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: Heather Debevec  
Final Approval Date: 11/10/2025

Started On: 09/11/2025 03:23 PM

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

**6. a. 17.**

**Meeting Date:** 11/19/2025

**Re:** Case # LTCL-2025-321 - 2710 Avenue E

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-321	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2710 Avenue E		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 22, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 22, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Nicholas Tobis Kelly Eacker 6155 SW 47th St Vero Beach, FL 32967-6163
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

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

**6. a. 18.**

**Meeting Date:** 11/19/2025

**Re:** Case# NOOP-2025-247 - 611 S 6TH ST

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-247	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	611 S 6TH ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	October 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 31, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	Claudia Jean Sophia Joseph Mutilda Jean 715 SW Lakehurst DR Port Saint Lucie, FL 34983
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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 that the 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**

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

**6. a. 19.**

**Meeting Date:** 11/19/2025

**Re:** Case# NOOP-2025-244 - 611 S 6th St

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

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-244	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	611 S 6th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operative Vehicle - PULLED BY STAFF
<b>NOV Issue Date:</b>	October 17, 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 18, 2025

**OWNER:**

<b>PROPERTY OWNER:</b>	Claudia Jean Sophia Joseph Mutilda Jean 715 SW Lakehurst DR Port Saint Lucie, FL 34983
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure that the black Oldsmobile Cutlass Supreme 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: Jarvis Gamble  
Final Approval Date: 11/12/2025

Started On: 10/18/2025 03:21 PM

**Special Magistrate Hearing - 9:00AM****6. a. 20.****Meeting Date:** 11/19/2025**Re:** Case # NOOP-2025-233 - 206 Indian Hills Dr**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-233	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	206 Indian Hills Dr		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operative or unlicensed motor vehicles - COMPLIED
<b>NOV Issue Date:</b>	October 6, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 9, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 9, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Owner:</b>	Robert Deshazo (LF EST) 115 Stony Point DR Sebastian, FL 32958
<b>Additional Party:</b>	Kenneth Hooghouse 303 INDIAN HILLS DR A 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 beige / gold Jeep Liberty 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: 10/06/2025 04:30 PM

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

**6. a. 21.**

**Meeting Date:** 11/19/2025

**Re:** Case# PK-2025-96 - 1000 Wheeler RD

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

**SUBJECT:**

<b>Case Number:</b>	PK-2025-96	<b>Investigating Officer:</b>	Isaac Saucedo
<b>Violation Location:</b>	1000 Wheeler RD		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - CONTINUED
<b>Citation Issue Date:</b>	February 14, 2025
<b>NTA Issue Date:</b>	May 30, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	June 27, 2025/Green Card Received on November 3, 2025

**OWNER:**

<b>Owner:</b>	CENTRE POINT FUNDING LLC
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
12001 PK	34-31(L) Parking on 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 \$128.00.
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: Isaac Saucedo

Started On: 05/08/2025 01:50 PM

Final Approval Date: 10/17/2025

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

**6. a. 22.**

**Meeting Date:** 11/19/2025

**Re:** Case# LTCL-2025-312 - 1302 N 22nd St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-312	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1302 N 22nd ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	Leroy Baldwin Alvornia Davis Verlin Baldwin 9589 Canvasback CT Jonesboro, GA 30238-5857
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

**Special Magistrate Hearing - 9:00AM****6. a. 23.****Meeting Date:** 11/19/2025**Re:** Case # LTCL-2025-307 - 614 N 21st ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-307	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	614 N 21st ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	November 17, 2025

**OWNER:**

<b>Property Owner:</b>	2nd Generation Building Corporation 966 NW Leonardo CIR Port St Lucie, FL 34986
<b>Registered Agent:</b>	Joseph Basso 966 NW Leonardo CIR Port St Lucie, FL 34986

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 10/22/2025 04:18 PM