

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 10, 2025 - 9:00 a.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

- 1. **CALL TO ORDER**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ADMINISTRATIVE BUSINESS**
  - a. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

- 4. **NEW BUSINESS**
  - a. **PUBLIC HEARINGS - CITATIONS**
  - b. **PUBLIC HEARINGS - CITATION DISPUTES**
  - c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	<b>Case Number:</b>	CE-2025-479	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	658 N 2nd ST		

2.	<b>Case Number:</b>	CE-2025-409	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1215 Raymond Ave		

3.	<b>Case Number:</b>	CE-2025-562	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2601 Ohio Ave		

4.	<b>Case Number:</b>	CE-2025-529	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	2605 Ohio Ave		

- d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	<b>Case Number:</b>	LTCL-2025-342	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1704 N 15th ST		

2.	<b>Case Number:</b>	LTCL-2025-344	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	N 15th ST (2404-808-0019-000-2)		

3.	<b>Case Number:</b>	LTCL-2025-346	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1501 Avenue D		

4.	<b>Case Number:</b>	LTCL-2025-347	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1503 Avenue D		
5.	<b>Case Number:</b>	LTCL-2025-348	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	318 N 14th ST		
6.	<b>Case Number:</b>	LTCL-2025-350	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1311 Avenue E		
7.	<b>Case Number:</b>	LTCL-2025-351	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1408 G Ter		
8.	<b>Case Number:</b>	NUIS-2025-33	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	122 N 16th ST		
9.	<b>Case Number:</b>	LTCL-2025-357	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 26th St (2408-501-0083-000-1)		
10.	<b>Case Number:</b>	LTCL-2025-339	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	TBD (2407-212-0001-000-3)		
11.	<b>Case Number:</b>	LTCL-2025-326	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	431 N 23rd St		
12.	<b>Case Number:</b>	LTCL-2025-327	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	429 N 23rd St		
13.	<b>Case Number:</b>	LTCL-2025-337	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 26th St (2408-501-0086-000-2)		
14.	<b>Case Number:</b>	LTCL-2025-335	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	521 N 26th St		
15.	<b>Case Number:</b>	LTCL-2025-333	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1601 N 25th St		
16.	<b>Case Number:</b>	LTCL-2025-329	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	427 N 23rd 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-2025-341	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	207 N 27th St		
2.	<b>Case Number:</b>	NOOP-2025-249	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	N 24th St (2404-710-0040-000-8)		
3.	<b>Case Number:</b>	CE-2025-481	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1412 Boston Ave		
4.	<b>Case Number:</b>	LTCL-2025-343	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1503 Avenue M		
5.	<b>Case Number:</b>	LTCL-2025-355	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	122 N 16th ST		
6.	<b>Case Number:</b>	LTCL-2025-345	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1411 Avenue M		
7.	<b>Case Number:</b>	LTCL-2025-352	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
	<b>Violation Location:</b>	1305 N 16th ST		
8.	<b>Case Number:</b>	CE-2025-601	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	1711 S 31st 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. c. 1.

**Meeting Date:** 12/10/2025**Re:** Case # CE-2025-479 - 658 N 2nd ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE-2025-479	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	658 N 2nd ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Certificate Of Use Permit
<b>NOV Issue Date:</b>	August 20, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method</b>	Certified mail
<b>Posting Date:</b>	Signed Green Card Received November 20, 2025 for Tyler, Trevor, and Taryn Horvath Posted at Property on November 24, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Business:</b>	Tipsy Tiki 658 N 2nd ST Fort Pierce, FL 34950
<b>Property Owner:</b>	Tyler J Horvath Trevor G Horvath Taryn M Horvath 825 N Indian River DR Fort Pierce, FL 34950-9149

**VIOLATIONS:**

22-20(a) - Certificate of Use: Required

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 10/20/2025 08:24 AM

Final Approval Date: 12/02/2025

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

**4. c. 2.**

**Meeting Date:** 12/10/2025

**Re:** Case # CE-2025-409 - 1215 Raymond Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-409	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1215 Raymond Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	July 17, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Posting Date:</b>	November 24, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Alo Earth Ventures LLC 1317 Edgewater DR Orlando, FL 32804-6350
<b>Registered Agent:</b>	GABRIELLE GARDNER 1371 EDGEWATER DRIVE 857 ORLANDO, FL 32804

**VIOLATIONS:**

IMPC 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:
  - Pressure wash and paint where staining, molding, and or deterioration has occurred on the structure and on the garage in the back.
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: Manuel Fernandez, Jr.  
Final Approval Date: 12/02/2025

Started On: 10/30/2025 09:08 AM

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

4. c. 3.

**Meeting Date:** 12/10/2025**Re:** Case # CE-2025-562 - 2601 Ohio Ave**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	CE-2025-562	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2601 Ohio Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	September 13, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	November 24, 2025; Unsigned Green card received on November 25, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Gerald K Cheatham 2601 Ohio Ave Fort Pierce, FL 34947
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**VIOLATIONS:**

123-37 (12) Landscape maintenance  
 24-19 (15)(c) Nuisances: Non-operable vehicles  
 24-19(6)(a) Nuisances: Accumulate trash/litter  
 IPMC 304.2 - Protective Treatment  
 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 15 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 all vehicles are safely and legally operable on a roadway.
  - Remove all coolers, debris, litter, inoperable mechanical and construction equipment and all other trash-related items.
  - Pressure wash or paint where molding, chipping, deterioration, and discoloration has occurred throughout the home.
  - Repair the fascia boards were rotting and deterioration has occurred throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/19/2025 03:25 PM

Final Approval Date: 12/02/2025

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

**4. c. 4.**

**Meeting Date:** 12/10/2025

**Re:** Case # CE-2025-529 - 2605 Ohio Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-529	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	2605 Ohio Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	September 05, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	November 26, 2025, Unsigned Green Card received on November 25, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Jorge Jesus Lopez Mendoza Ana Ruth Zelaya Alvarado 2605 Ohio Ave Fort Pierce, FL 34947
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**VIOLATIONS:**

24-19 (19) Nuisances: Indoor furniture  
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.
  - Please pressure wash or paint where molding, chipping, deterioration and discoloration has occurred on the shed.
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: 12/02/2025

Started On: 11/19/2025 03:38 PM

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

4. d. 1.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-342 - 1704 N 15th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-342	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1704 N 15th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Patricia Silva 11936 SW Macelli WAY Port St Lucie, FL 34987-5425
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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: 11/13/2025 01:08 PM

Final Approval Date: 12/02/2025

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

**4. d. 2.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-344 - N 15th ST (2404-808-0019-000-2)

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-344	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	N 15th ST (2404-808-0019-000-2)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Jacqueline Bennett 10038 Winding Lake RD APT 102 Sunrise, FL 33351-5841
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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: 11/13/2025 02:51 PM

Final Approval Date: 12/02/2025

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

**4. d. 3.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-346 - 1501 Avenue D

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-346	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1501 Avenue D		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986-3014
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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: 11/13/2025 03:13 PM

Final Approval Date: 12/02/2025

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

**4. d. 4.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-347 - 1503 Avenue D

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-347	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1503 Avenue D		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986-3014
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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: 11/13/2025 04:22 PM

Final Approval Date: 12/02/2025

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

**4. d. 5.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-348 - 318 N 14th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-348	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	318 N 14th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Edward Deon Burton Darrell Bridgett 319 NE 13th Ave Boynton Beach, FL 33435-3128
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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: 11/16/2025 11:26 AM

Final Approval Date: 12/02/2025

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

**4. d. 6.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-350 - 1311 Avenue E

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-350	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1311 Avenue E		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Manuel Fuentes 5687 E 4th Ave Hialeah, FL 33013-1324
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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: 11/16/2025 11:51 AM

Final Approval Date: 12/02/2025

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

**4. d. 7.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-351 - 1408 G Ter

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-351	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
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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: 11/16/2025 12:39 PM

Final Approval Date: 12/02/2025

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

**4. d. 8.**

**Meeting Date:** 12/10/2025

**Re:** Case # NUIS-2025-33 - 122 N 16th ST

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

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-33	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	122 N 16th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Board-Up
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Selmagne Jean (EST) Marie P Coriolan 2805 Avenue H Fort Pierce, FL 34947-5975
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

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: 12/02/2025

Started On: 11/19/2025 12:37 PM

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

4. d. 9.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-357 - N 26th ST (2408-501-0083-000-1)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-357	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 26th St (2408-501-0083-000-1)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	November 08, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 18, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 18, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Linda Coe 732 W 1st St Riviera Beach, FL 33404-7606
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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:
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/12/2025 04:40 PM

Final Approval Date: 12/02/2025

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

4. d. 10.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-339 - TBD (2407-212-0001-000-3)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-339	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	TBD (2407-212-0001-000-3)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 21, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Orange Avenue Devel II LLC 28178 Hayes Rd Roseville, MI 48066-2346
<b>Additional Party:</b>	Robert A Feingold, ESQ 401 E Las Olas Blvd Suite 1400 Ft Lauderdale, FL 33301

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/06/2025 03:57 PM

Final Approval Date: 12/02/2025

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

4. d. 11.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-326 - 431 N 23rd ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-326	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	431 N 23rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	C Lemons And Associates PO Box 383 Rex, GA 30273
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/06/2025 04:22 PM

Final Approval Date: 12/02/2025

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

4. d. 12.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-327 - 429 N 23rd St**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-327	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	429 N 23rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Lawerence J Lewis Ola Johnson (EST) Clara P Edward 1792 Walker Ave Irvington, NJ 07111-8011
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/06/2025 04:23 PM

Final Approval Date: 12/02/2025

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

4. d. 13.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-337 - N 26th St (2408-501-0086-000-2)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-337	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 26th St (2408-501-0086-000-2)		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Sea Moon Development Group LLC 2655 S Lejeune Rd Floor 5 Coral Gables, FL 33134-5816
<b>Additional Party:</b>	Munir E 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: Charmaine Kirkland

Started On: 11/06/2025 04:27 PM

Final Approval Date: 12/02/2025

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

**4. d. 14.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-335 - 521 N 26th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-335	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	521 N 26th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 30, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 20, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 20, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	For Sale Land LLC 1340 S Ocean Blvd Apt 1605 Pompano Beach, FL 33062
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/06/2025 04:34 PM

Final Approval Date: 12/02/2025

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

**4. d. 15.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-333 - 1601 N 25th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-333	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1601 N 25th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 18, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 18, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	GNG Ventures LLC 927 NE Jensen Beach Blvd Jensen Beach, FL 34957
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/12/2025 03:19 PM

Final Approval Date: 12/02/2025

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

4. d. 16.

**Meeting Date:** 12/10/2025**Re:** Case # LTCL-2025-329-427 N 23rd St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-329	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	427 N 23rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Property Management U LLC 2029 Okeechobee BLVD 1-1153 West Palm Beach, FL 33409-4105
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 12/02/2025 10:59 AM

Final Approval Date: 12/02/2025

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

**6. a. 1.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-341-207 N 27th St

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-341	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	207 N 27th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	October 22, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Candice Rivers Enterprises LLC 2148 Landsmere DR SE Mableton, GA 30126
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**VIOLATIONS:**

24-19(1)(a)(b) — Nuisances: Landscaping requirements for less than 3-acre properties

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/05/2025 12:54 PM

**Special Magistrate Hearing - 9:00AM****6. a. 2.****Meeting Date:** 12/10/2025**Re:** Case # NOOP-2025-249 - N 24th St (2404-710-0040-000-8)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-249	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	N 24th St (2404-710-0040-000-8)		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-operable vehicle - COMPLIED
<b>NOV Issue Date:</b>	October 29, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 07, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 07, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	R&D Management And Investments 10380 SW Village Center Dr #333 Port St Lucie, FL 34987
<b>Additional Party:</b>	Mark Laketh Jackson

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/06/2025 04:37 PM

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

**6. a. 3.**

**Meeting Date:** 12/10/2025

**Re:** Case # CE-2025-481 - 1412 Boston Ave

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-481	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1412 Boston Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	September 3, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Posting Date:</b>	November 24, 2025, Signed Green Card Received on November 24, 2025 from Benjamin Cohen
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Benjamin Cohen 647 Terrace Dr Paramus, NJ 07652-4928
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Pressure wash and paint where molding, staining, and or discoloration has occurred on the structure.
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: Manuel Fernandez, Jr.

Started On: 10/29/2025 10:45 AM

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

**6. a. 4.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-343 - 1503 Avenue M

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-343	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1503 Avenue M		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Ruthann Bennett 241 NW 47th Ave Plantation, FL 33317-3157
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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: 11/13/2025 02:38 PM

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

**6. a. 5.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-355 - 122 N 16th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-355	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	122 N 16th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Selmagne Jean (EST) Marie P Coriolan 2805 Avenue H Fort Pierce, FL 34947
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**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

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

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 11/19/2025 12:17 PM

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

**6. a. 6.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-345 - 1411 Avenue M

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-345	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1411 Avenue M		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	Stevie Anderson 1343 SW Prairie CIR Port St. Lucie, FL 34953-4128
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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: 11/13/2025 03:01 PM

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

**6. a. 7.**

**Meeting Date:** 12/10/2025

**Re:** Case # LTCL-2025-352 - 1305 N 16th ST

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-352	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1305 N 16th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing - COMPLIED
<b>NOV Issue Date:</b>	November 13, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	November 13, 2025
<b>Last Inspection Date:</b>	December 8, 2025

**OWNER:**

<b>Property Owner:</b>	V M Dixon II 1601 N 16th 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: Manuel Fernandez, Jr.

Started On: 11/16/2025 12:55 PM

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

**6. a. 8.**

**Meeting Date:** 12/10/2025

**Re:** Case# CE-2025-601 - 1711 S 31st St

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-601	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	1711 S 31st St		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular - CONTINUED
<b>NOV Issue Date:</b>	October 07, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method:</b>	Certified Mail
<b>Posting Date:</b>	November 24, 2025, Green Card Received on November 25, 2025
<b>Last Inspection Date:</b>	December 06, 2025

**OWNER:**

<b>Owner:</b>	Daniel Coyne Jr Gina L Gold 1711 S 31st Street Fort Pierce, FL 34947
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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 7 days to:
  - Please 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: Charmaine Kirkland

Started On: 11/19/2025 03:13 PM

Final Approval Date: 12/02/2025