

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, January 21, 2026 - 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.

Case Number:	CE-2025-392	Investigating Officer:	Heather Debevec
Violation Location:	1340 Carlton Ct		

- 2.

Case Number:	CE-2025-548	Investigating Officer:	Heather Debevec
Violation Location:	2105 S 3rd St		

- 3.

Case Number:	CE-2025-554	Investigating Officer:	Heather Debevec
Violation Location:	2021 S 3rd ST		

- 4.

Case Number:	CE-2025-558	Investigating Officer:	Heather Debevec
Violation Location:	2015 S 3rd St		

- 5.

Case Number:	CE-2025-588	Investigating Officer:	Heather Debevec
Violation Location:	115 Indian Hills Dr		

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

- 1.

Case Number:	LTCL-2025-365	Investigating Officer:	Charmaine Kirkland
Violation Location:	2835 Reynolds Drive		

- 2.

Case Number:	LTCL-2025-379	Investigating Officer:	Charmaine Kirkland
Violation Location:	301 N 30th St		

3.	Case Number:	NOOP-2025-250	Investigating Officer:	Heather Debevec
	Violation Location:	2111 Hills CT		
4.	Case Number:	NOOP-2025-251	Investigating Officer:	Heather Debevec
	Violation Location:	2111 Hills Ct		
5.	Case Number:	LTCL-2025-324	Investigating Officer:	Jarvis Gamble
	Violation Location:	321 N 13TH ST		
6.	Case Number:	NOOP-2025-253	Investigating Officer:	Jarvis Gamble
	Violation Location:	717 Cedar PL		
7.	Case Number:	LTCL-2025-371	Investigating Officer:	Jarvis Gamble
	Violation Location:	435 Dundas CT (2410-602-0005-000-8)		
8.	Case Number:	LTCL-2025-361	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	703 N 19th ST		
9.	Case Number:	LTCL-2025-364	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	910 N 19th ST		
10.	Case Number:	LTCL-2025-378	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Edgewood Ter (2404-812-0025-000-0)		
11.	Case Number:	LTCL-2025-377	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1408 Edgewood Ter		
12.	Case Number:	NUIS-2025-35	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1005 N 14th ST		
13.	Case Number:	LTCL-2025-374	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1510 Avenue J		
14.	Case Number:	LTCL-2025-370	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1414 Avenue J		
15.	Case Number:	LTCL-2025-369	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	520 N 22nd ST		
16.	Case Number:	LTCL-2025-368	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	522 N 22nd ST		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	Case Number:	LTCL-2024-125	Investigating Officer:	Isaac Saucedo
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Violation Location:	1893 S US Hwy 1
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2.	Case Number:	CE-2025-237	Investigating Officer:	Isaac Saucedo
	Violation Location:	1010 Seaway Dr Unit A		

3.	Case Number:	CE2024-59	Investigating Officer:	Isaac Saucedo
	Violation Location:	315 N 17th St		

4.	Case Number:	CE-2025-262	Investigating Officer:	Isaac Saucedo
	Violation Location:	206 Hialeah Ave		

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

6. **FINAL MATTERS**

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

1.	Case Number:	CE-2025-682	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2908 Rhode Island Ave		

2.	Case Number:	LTCL-2025-363	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	908 N 19th ST		

3.	Case Number:	LTCL-2025-376	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Avenue J (2404-810-0006-000-5)		

4.	Case Number:	LTCL-2025-375	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1501 Avenue J		

5.	Case Number:	LTCL-2025-373	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1512 Avenue J		

6.	Case Number:	LTCL-2025-372	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1505 Avenue J		

7.	Case Number:	LTCL-2025-367	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	517 N 22nd ST		

8.	Case Number:	CE-2025-542	Investigating Officer:	Heather Debevec
	Violation Location:	2020 S 3rd St		

9.	Case Number:	LTCL-2025-354	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	514 N 16th ST		

10.	Case Number:	LTCL-2025-366	Investigating Officer:	Jarvis Gamble
	Violation Location:	1004 Avenue G (2404-821-0001-000-4)		

11.	Case Number:	CE-2025-579	Investigating Officer:	Jarvis Gamble
	Violation Location:	1011 Avenue G		

12.

Case Number:	NUIS-2025-32	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	514 N 16th ST		

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

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

Special Magistrate Hearing - 9:00AM**9. c. 1.****Meeting Date:** 01/21/2026**Re:** Case# CE-2025-392 - 1340 Carlton Ct**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-392	Investigating Officer:	Heather Debevec
Violation Location:	1340 Carlton Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	June 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	JLAS LLC 1177 NE Kubin AVE Jensen Beach, FL 34957
Additional Party:	John Madden 300 NW 4th ST Okeechobee, FL 34972
Additional Party:	Crossed Anchors II Condominium Association Inc 1328 Carlton CT Fort Pierce, FL 34949
Additional Party:	John Madden 900 E Ocean BLVD Suite 126 Stuart, FL 34994

VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveway

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair or replace the broken parking stop.
 - Pressure wash the building where discolored. If this does not work, then paint.
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: 11/13/2025 03:52 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

10. c. 2.

Meeting Date: 01/21/2026

Re: Case # CE-2025-548 - 2105 S 3rd St

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

SUBJECT:

Case Number:	CE-2025-548	Investigating Officer:	Heather Debevec
Violation Location:	2105 S 3rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Jasmine Moreno 2105 S 3rd ST Fort Pierce, FL 34950
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VIOLATIONS:

- 123-37(12) - Landscape maintenance
- 24-19(14) - Nuisances: Parking on other than pavement
- IPMC 304.2 - Protective Treatment
- 30-28(c) - SW: Containers - When placed

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance. Including fence lines.
 - Refrain from parking in the front yard.
 - Paint the peeling areas on the trim of the home.
 - Store waste bins to the side or rear of the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/14/2026

Started On: 10/24/2025 01:57 PM

Special Magistrate Hearing - 9:00AM

11. c. 3.

Meeting Date: 01/21/2026
Re: Case # CE-2025-554 - 2021 S 3rd ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-554	Investigating Officer:	Heather Debevec
Violation Location:	2021 S 3rd ST		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Pablo Perez Plancarte & Rosa Marta Aguilar Lorenzo 2021 S 3rd ST Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.13 - Window, Skylight and Door Frames

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 the broken window.
 - 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: 01/14/2026

Started On: 10/24/2025 03:18 PM

Special Magistrate Hearing - 9:00AM

12. c. 4.

Meeting Date: 01/21/2026
Re: Case # CE-2025-558 - 2015 S 3rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-558	Investigating Officer:	Heather Debevec
Violation Location:	2015 S 3rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Eva Divine 2015 S 3rd ST Fort Pierce, FL 34950
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VIOLATIONS:

24-19(6)(d) - Nuisances: Outside Storage
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 30 days to:
 - Remove all items from the carport and the yard.
 - Repair the fence where it is deteriorating and falling.
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: 01/14/2026

Started On: 10/28/2025 10:42 AM

Special Magistrate Hearing - 9:00AM

13. c. 5.

Meeting Date: 01/21/2026
Re: Case # CE-2025-588 - 115 Indian Hills Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-588	Investigating Officer:	Heather Debevec
Violation Location:	115 Indian Hills Dr		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 2, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Miguel A & Marie Teresa Molinuevo 115 Indian Hills DR 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: 01/14/2026

Started On: 10/28/2025 04:27 PM

Special Magistrate Hearing - 9:00AM**15. d. 1.****Meeting Date:** 01/21/2026**Re:** Case# LTCL-2025-365 - 2835 Reynolds Dr**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-365	Investigating Officer:	Charmaine Kirkland
Violation Location:	2835 Reynolds Drive		

CASE INFORMATION:

Case Type:	Lot clearing
NOV Issue Date:	December 09, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 11, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 11, 2025
Last Inspection Date:	January 17, 2026

OWNER:

Owner:	Alcat Ft Pierce LLC 655 N Highway A1A Jupiter, FL 33477-4579
Additional Party:	Zachary J Kavanaugh 655 N Highway A1A Jupiter, FL 33477-4579

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - The landscape requirements of Sec. 24-19 (11)(b) shall be required for a 100' wide strip from every road, alley, public or private right of way and every developed parcel.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 01/14/2026

Started On: 12/09/2025 12:40 PM

Special Magistrate Hearing - 9:00AM

16. d. 2.

Meeting Date: 01/21/2026

Re: Case# LTCL-2025-379 - 301 N 30th St

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

SUBJECT:

Case Number:	LTCL-2025-379	Investigating Officer:	Charmaine Kirkland
Violation Location:	301 N 30th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 16, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 19, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 19, 2025
Last Inspection Date:	January 17, 2026

OWNER:

Owner:	Douglas Knight 2651 N Rock Island Rd Apt 304 Margate, FL 33063
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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: 12/18/2025 11:58 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

17. d. 3.

Meeting Date: 01/21/2026
Re: Case # NOOP-2025-250 - 2111 Hills CT
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2025-250	Investigating Officer:	Heather Debevec
Violation Location:	2111 Hills CT		

CASE INFORMATION:

Case Type:	Non-Operative Vehicle
NOV Issue Date:	November 4, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	November 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	November 12, 2025
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Carlos A & Letasha E Culmer 2111 Hills CT 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 gray Chevy Trailblazer 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: 01/14/2026

Started On: 11/04/2025 03:54 PM

Special Magistrate Hearing - 9:00AM

18. d. 4.

Meeting Date: 01/21/2026

Re: Case # NOOP-2025-251 - 2111 Hills Ct

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

SUBJECT:

Case Number:	NOOP-2025-251	Investigating Officer:	Heather Debevec
Violation Location:	2111 Hills Ct		

CASE INFORMATION:

Case Type:	Non Operative Vehicle
NOV Issue Date:	November 4, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	November 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	November 12, 2025
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Carlos A & Letasha E Culmer 2111 Hills CT 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 gray Ford Fusion 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: 11/04/2025 04:19 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

19. d. 5.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-324 - 321 N 13TH ST

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

SUBJECT:

Case Number:	LTCL-2025-324	Investigating Officer:	Jarvis Gamble
Violation Location:	321 N 13TH ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	October 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	October 31, 2025
Last Inspection Date:	January 17, 2026

OWNER:

VIOLATOR:	Hongjun Guo Bin Han 408-10620 150 ST Surrey, BC V3R 7R9
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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: 12/12/2025

Started On: 10/21/2025 10:28 AM

Special Magistrate Hearing - 9:00AM**20. d. 6.****Meeting Date:** 01/21/2026**Re:** Case # NOOP-2025-253 - 717 Cedar PL**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2025-253	Investigating Officer:	Jarvis Gamble
Violation Location:	717 Cedar PL		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	December 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 11, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 11, 2025
Last Inspection Date:	January 17, 2026

OWNER:

Violator:	Cedar Investments And Properties LLC 3669 Park LN Coconut Grove, FL 33133
Registered Agent:	Jaques Meshell 3669 Park LN Coconut Grove, FL 33133

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Silver Mitsubishi Galant 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: 12/10/2025 11:19 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

21. d. 7.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-371 - 435 Dundas CT (2410-602-0005-000-8)

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

SUBJECT:

Case Number:	LTCL-2025-371	Investigating Officer:	Jarvis Gamble
Violation Location:	435 Dundas CT (2410-602-0005-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 12, 2025
Last Inspection Date:	January 17, 2026

OWNER:

Violator:	Willie D Rose Altomese V Elerbee Agnes Thomas 67 Hillendale ST Rochester, NY 14619
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 01/14/2026

Started On: 12/11/2025 11:32 AM

Special Magistrate Hearing - 9:00AM**22. d. 8.****Meeting Date:** 01/21/2026**Re:** Case # LTCL-2025-361 - 703 N 19th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-361	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	703 N 19th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 2, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Alens Jerome 3457 SW Vendome ST Port St Lucie, FL 34953-3437
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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: 12/03/2025 09:26 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

23. d. 9.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-364 - 910 N 19th ST

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

SUBJECT:

Case Number:	LTCL-2025-364	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	910 N 19th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 2, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Leatha Thomas Charlie Davis 17th Street Redevelopment 411 N US Highway 1 FI 2 Fort Pierce, FL 34950-3050
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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: 01/14/2026

Started On: 12/03/2025 11:24 AM

Special Magistrate Hearing - 9:00AM

24. d. 10.

Meeting Date: 01/21/2026**Re:** Case # LTCL-2025-378 - Edgewood Ter (2404-812-0025-000-0)**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-378	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Edgewood Ter (2404-812-0025-000-0)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Everett Braynen Jr 213 N 39th ST Fort Pierce, FL 34947-2574
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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: 12/17/2025 08:23 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

25. d. 11.

Meeting Date: 01/21/2026**Re:** Case# LTCL-2025-377 - 1408 Edgewood Ter**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-377	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1408 Edgewood Ter		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Davija Builders LLC 66 W Flagler ST 900 Miami, FL 33130-1807
Registered Agent:	Jesus Rosas 66 W Flagler ST Suite 900 Miami, FL 33315

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: 12/17/2025 09:02 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

26. d. 12.

Meeting Date: 01/21/2026**Re:** Case # NUIS-2025-35 - 1005 N 14th ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NUIS-2025-35	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1005 N 14th ST		

CASE INFORMATION:

Case Type:	Nuisance Abatement
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Taps Homes Sales 6100 Hickory DR Fort Pierce, FL 34982-8602
Registered Agent:	Patricia A Patterson 6100 Hickory DR Fort Pierce, FL 34982

VIOLATIONS:

24-19(6)(d) - Nuisances: Junk, unsightly, worn out, or discarded material of little or no residual value

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, remove and properly dispose of all left-over debris placed to the curb and scattered throughout the lot from knocking down the structure.
4. Failure to comply by the date ordered will result in:
 - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 12/17/2025 09:43 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

27. d. 13.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-374 - 1510 Avenue J

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

SUBJECT:

Case Number:	LTCL-2025-374	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1510 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Trent Xavier Henley 813 SW Canary TER Port St. Lucie, FL 34953
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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: 12/17/2025 11:01 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

28. d. 14.

Meeting Date: 01/21/2026**Re:** Case # LTCL-2025-370 - 1414 Avenue J**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-370	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1414 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	AR Solutions Of Florida Inc 130 S Indian River Dr STE 202 Fort Pierce, FL 34950
Registered Agent:	Roderick Waller 130 S Indian River Dr Suite 202 Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 12/17/2025 11:38 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

29. d. 15.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-369 - 520 N 22nd ST

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

SUBJECT:

Case Number:	LTCL-2025-369	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	520 N 22nd ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Zevel LLC 333 Westchester Ave STE 206 White Plains, NY 10604-2946
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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: 12/17/2025 11:48 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

30. d. 16.

Meeting Date: 01/21/2026**Re:** Case # LTCL-2025-368 - 522 N 22nd ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-368	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	522 N 22nd ST		

CASE INFORMATION:

Case Type:	Lot Clearing (phone)
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 18, 2026

OWNER:

Property Owner:	Theresa Gibson 1003 Foxborough LN Missouri City, TX 77489-3251
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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: 12/17/2025 12:29 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

34. a. 1.

Meeting Date: 01/21/2026

SUBJECT:

Case Number:	LTCL-2024-125	Investigating Officer:	Isaac Saucedo
Violation Location:	1893 S US Hwy 1		

CASE INFORMATION:

Case Type:	Lot Clearing (phone)
NOV Issue Date:	August 20, 2024
NTA Issue Date:	August 23, 2024
NTA Service Method	Certified and Regular mail, Posted at Property
Posting Date:	August 23, 2024

PARTIES:

Violator:	Scavello Management LLC 101 City Island AVE Bronx, NY 10464-1616
Additional Party Info:	Paul Scavello 2112 S US Highway 1 Fort Pierce, FL 34950

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirement for properties larger than 3 acres.

FINDINGS/ORDER:

On September 4, 2024, Special Magistrate Pelletier granted the violators 7 days to cut all grass and weeds as needed, trim all trees, shrubs, and bushes, and remove all trash and debris or be fined \$100.00. Violator was not present.

ACTION DATES:

September 12, 2024 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
 October 1, 2024 - Extension of time granted until October 14, 2024.
 November 18, 2025 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
 November 20, 2025 - Request for massey hearing received from owner.
 Balance: \$43,200.00

Massey Criteria:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Property mowed by the violator.
3. Any previous violations committed by the violator: Another lot clearing case (LTCL-2024-19), which was complied.

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/14/2026

Started On: 10/29/2025 02:56 PM

Special Magistrate Hearing - 9:00AM

35. a. 2.

Meeting Date: 01/21/2026

SUBJECT:

Case Number:	CE-2025-237	Investigating Officer:	Isaac Saucedo
Violation Location:	1010 Seaway Dr Unit A		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 10, 2025
NTA Issue Date:	August 19, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	September 5, 2025

PARTIES:

Violator:	1004-1010 Seaway Dream Team LLC 800 Brickell AVE Ste 320 Miami, FL 33131-2974
Additional Party:	Diversified Corporate Services Int'l, INC. 110 SE 6th St Suite 1430 Fort Lauderdale, FL 33301

VIOLATIONS:

117-3(b) - Signs: Maintenance

FINDINGS/ORDER:

On September 17, 2025, Special Magistrate Barreau granted the violators 30 days to repair or replace the broken sign or be fined \$250.00. The violator was not present.

ACTION DATES:

October 20, 2025 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
 November 20, 2025 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
 December 1, 2025 - Request for massey hearing received from owner.
 Balance: \$7,700.00

Massey Criteria:

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: Sign repaired by violator.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/14/2026

Started On: 10/29/2025 02:56 PM

Special Magistrate Hearing - 9:00AM

36. a. 3.

Meeting Date: 01/21/2026

SUBJECT:

Case Number:	CE2024-59	Investigating Officer:	Isaac Saucedo
Violation Location:	315 N 17th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 30, 2024
NTA Issue Date:	December 11, 2024
NTA Service Method	Certified mail / Posted at Property
Posting Date:	December 26, 2024

PARTIES:

VIOLATOR:	D.O. Multiple Services LLC 2625 Danforth Terr Wellington, FL 33414
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VIOLATIONS:

- 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties
- 24-19(19) - Nuisances: Indoor furniture
- 24-19(6)(d) - Nuisances: Outside storage

FINDINGS/ORDER:

On January 8, 2025, Special Magistrate Peshke granted the violators seven (7) days to bring the property into compliance by cutting all grass and weeds as necessary; trimming all trees, shrubs, and bushes; removing all trash and debris, including landscape debris; bringing in or removing all indoor-style furniture; removing all loose items from the yard and porches; and repairing the fence where it is disconnected, missing pieces, or deteriorating. Failure to comply would result in a fine of \$250.00 per day.

ACTION DATES:

February 4, 2025 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
 September 29, 2025 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
 December 11, 2025 - Request for massey hearing received from owner.
 Balance: \$59,278.50

Massey Criteria:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: All violations listed prior were complied by the violator.
3. Any previous violations committed by the violator: Lien by the Building Dept (Case#)

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

- Property Card
- ODV and Non-CM Affidavit
- Massey Letter w Invoice
- Affidavit of Compliance
- Massey Request
- Fine Reduction Application

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/14/2026

Started On: 10/29/2025 02:56 PM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 315 N 17TH ST
 Parcel ID: 2409-606-0014-000-2
 Account #: 22112
 Sec/Town/Range: 09/35S/40E
 Map ID: [24/09N](#)
 Zoning: Medium Den
 Land Use Code: 0100
 Jurisdiction: Fort Pierce

Ownership

D O Multiple Services LLC
 2625 Danforth TER
 Wellington, FL 33414-3416

Legal Description

AMY ANNA PARK BLK 1 LOTS 19 AND 20

Current Values

Just/Market: \$164,200
 Assessed: \$164,200
 Exemptions: \$0
 Taxable: \$164,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$154,900	\$154,900	\$0	\$154,900
2023	\$156,200	\$65,376	\$0	\$65,376
2022	\$109,900	\$59,433	\$0	\$59,433

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-27-2023	5104/0653	0001	DEED-WD	Golex Properties LLC	\$122,000
12-29-2023	5094/1232	0001	DEED-WD	Coleman Jr Howard	\$100,000
11-19-2023	5073/1461	0111	C-Deed	Coleman Jr Howard	\$0

Primary Building Information

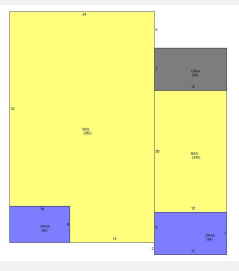
Finished Area of this building: 1,092 SF
 Gross Sketched Area: 1,320 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Flat/Shed	Building Type: SFF
Year Built: 1953	Quality: SFF-High	Effective Year: 1970	Primary Wall: Conc Block
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 2	A/C %: 100	Electric: AVERAGE	Primary Int Wall: Plaster
Full Baths: 1	Heated %: 100	Heat Type: FrcdHotAir	Masonry
Heat Fuel: Electric	Primary Floors: Double Pine		Half Baths: 0



Total Areas

Finished/Under Air (SF):	1,092
Gross Sketched Area (SF):	1,320
Land Size (acres):	0.26
Land Size (SF):	11,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	2007

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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CASE #: CE2024-59

Violator(s): D.O MULTIPLE SERVICES LLC
2625 DANFORTH TER
WELLINGTON, FL 33414-3416

Property Address: 315 N 17TH ST
Tax ID #: 2409-606-0014-000-2
Legal Description: AMY ANNA PARK BLK 1 LOTS 19 AND 20

RE: Violation of Section(s): 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties, 24-19(19) - Nuisances: Indoor furniture, 24-19(6)(d) - Nuisances: Outside storage

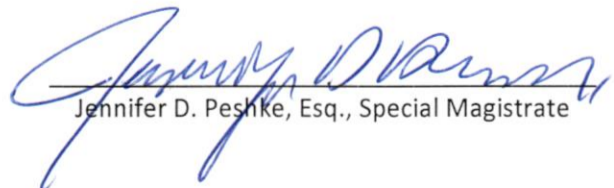
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 08, 2025, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that D.O MULTIPLE SERVICES LLC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
 - a. Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above.
 - b. Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 - c. Bring in or remove all indoor-styled furniture.
 - d. Remove all loose items from the yard and porches in accordance to the ordinance.
 - e. Repair the fence where it is disconnecting, missing pieces, and deteriorating.
2. In the event the violation is not remedied by January 15, 2025, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 23rd day of January, 2025.


Jennifer D. Peshke, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
23rd DAY OF January, 2025.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5442825 02/13/2025 09:43:49 AM
OR BOOK 5270 PAGE 628 - 629 Doc Type: ORD
RECORDING: \$18.50





AFFIDAVIT OF NON-COMPLIANCE

RE: 315 N 17th St

CASE NO: CE-2024-59

IN THE MATTER OF: D. O. Multiple Services LLC
2625 Danforth Ter
Wellington, FL 33414

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated January 23, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: February 4, 2025.

In accordance with the Order of Violation fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 4 day of February, 2025.



Heather Debevec, Code Enforcement Officer

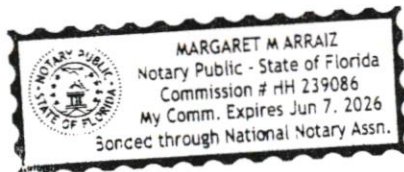
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 4th day of February, 2025.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

November 6, 2025

D.O. Multiple Services LLC
2625 Danforth TER
Wellington, FL 33414

Property address: 315 N 17th St
Tax ID #: 2409-606-0014-000-2

Re: Case # CE-2024-59

Dear property owner(s):

This correspondence is to inform you that the property referenced above is now in compliance with the Special Magistrate Order Determining Violation issued on January 8, 2025. A copy of the Affidavit of Compliance is attached for your records. However, the property did not come into compliance in a timely manner and a fine did accrue. The amount of the fine on the property is \$59,278.50.

Please see the attached Invoice # INV-2025-00015673 for additional details on the amount due.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree**. This correspondence must be received in our office **within twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing.

If we do not receive a written response from you **within the twenty (20) days**, a lien will be entered on **the property** through an Order Assessing Fine and Imposing Lien signed by the Special Magistrate and filed with the St. Lucie County Clerk of Court.

If you have any questions, please call our office at (772) 467-3720.

Sincerely,

Isaac Saucedo
Interim Deputy Director of Community Response
EM: Isaucedo@cityoffortpierce.com

NOTICE - CE Massey complied

**INVOICE (INV-2025-00015673)
FOR CITY OF FORT PIERCE**

BILLING CONTACT

D. O. Multiple Services LLC
2625 Danforth TER
Wellington, FL 33414



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-2025-000156 73	11/06/2025	12/06/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
CE2024-00059	CE - Total Fines Due	\$59,250.00
	CE Recording Fees	\$18.50
	CE Recording Fees	\$10.00
315 N 17Th St Fort Pierce, FL 34950		SUBTOTAL \$59,278.50

REMITTANCE INFORMATION
City of Fort Pierce 100 N US HWY 1 Fort Pierce, FL 34950

TOTAL \$59,278.50



AFFIDAVIT OF COMPLIANCE

RE: 315 N 17th St

CASE NO: CE-2024-59

IN THE MATTER OF: D. O. Multiple Services LLC
2625 Danforth Ter
Wellington, FL 33414

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on January 23, 2025, as of this date: September 29, 2025.

 The fines referenced in the Order Determining Violation were not initiated.

 X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5270 Page 628-629. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

DATED this 29 day of September, 2025.

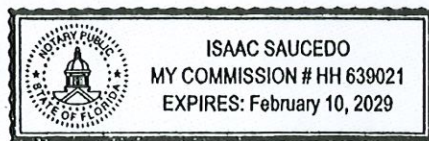
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 29th day of September, 2025.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5535455 10/06/2025 09:09:23 AM
OR BOOK 5376 PAGE 1864 - 1864 Doc Type: AFF
RECORDING: \$10.00

December 5, 2025

D.O. Multiple Services LLC

2625 Danforth TER

Wellington, FL 33414

Property Address: 315 N 17th St

Tax ID #: 2409-606-0014-000-2

Case #: CE-2024-59

To Whom It May Concern,

This letter is regarding the Special Magistrate Order Determining Violation issued on January 8, 2025. I would like to be there and present at the meeting with the Special Magistrate to dispute the \$59,278.50 regarding the property on 315 N 17th ST in Fort Pierce Florida.

This is the CEO of D.O. Multiple Services LLC.

Case Number CE- 2024-59

Dafena Osthus

Phone # 239-200-80-16

email address: Tomanno2102@yahoo.com

Emmanuel Pierre

RECEIVED

DEC 11 2025

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

MASSEY FINE REDUCTION APPLICATION

A separate application must be submitted for each fine type.

Date:	12-11-2025		
Property address:	315 North 17 street Fort-Piere, FL 34950		
Owner(s) of record:			
Mailing address:	2625 Damforth Terrace Wellington FL 33414		
Property tax ID #:	2409-606-0014-000-2		
Original purchase date:	12-29-2023	Original purchase price:	121500.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	DAJENA OSIRUS EMMANUEL PIERRE	Relationship to owner(s)	Husband & Wife
Telephone #:	239-200-80-16	E-Mail:	PMANNO21@yahoo.com
Type of Fine	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ 250.00	\$ _____
Recording Fees	\$ 59,278.50	\$ 500.00
City incurred fees (HARD COSTS)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ _____	\$ _____

Signature of Owner or Representative: DAJENA OSIRUS & EMMANUEL PIERRE Date: 12-11-25
 Printed Name: DAJENA OSIRUS
EMMANUEL PIERRE

Special Magistrate Hearing - 9:00AM

37. a. 4.

Meeting Date: 01/21/2026

SUBJECT:

Case Number:	CE-2025-262	Investigating Officer:	Isaac Saucedo
Violation Location:	206 Hialeah Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	April 15, 2025
NTA Issue Date:	May 30, 2025
NTA Service Method	Certified mail, Posted at Property
Posting Date:	June 27, 2025

PARTIES:

Violator:	Ronald & Lynrose Gilbert 344 NW Heather ST Port Saint Lucie, FL 34983
Additional Party:	Ronald Gilbert 1201 Orange Avenue Fort Pierce, FL 34950

VIOLATIONS:

24-19(19) - Nuisances: Furniture kept or stored outdoors
IPMC 702.4 - Emergency escape openings

FINDINGS/ORDER:

On July 9, 2025, Special Magistrate Barreau granted the violators 7 days to bring in or remove the indoor-styled furniture and fully open all shutters, or be fined \$250.00. Violator was not present.

ACTION DATES:

August 18, 2025 - Inspection done. Property still not in compliance.
August 21, 2025 - Affidavit of Non-Compliance was issued and fines started.
October 13, 2025 - Request for massey hearing received from owner.
October 24, 2025 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
Balance: \$16,770.00

Massey Criteria:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: Violations mentioned above were complied by the violator.
3. Any previous violations committed by the violator: None.

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/14/2026

Started On: 10/29/2025 02:56 PM

Special Magistrate Hearing - 9:00AM

41. a. 1.

Meeting Date: 01/21/2026

Re: Case # CE-2025-682 - 2908 Rhode Island Ave

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

SUBJECT:

Case Number:	CE-2025-682	Investigating Officer:	Charmaine Kirkland
Violation Location:	2908 Rhode Island Ave		

CASE INFORMATION:

Case Type:	Regular - COMPLIED
NOV Issue Date:	October 09, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified Mail/Posted at City Hall
Posting Date:	Green Card Received on December 29, 2025
Last Inspection Date:	January 17, 2026

OWNER:

Owner:	William DeSantis (LF EST) Debra DeSantis (LF EST) 4837 Sears St Fort Pierce, FL 34981-5324
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VIOLATIONS:

125-322(c)(1) — Fences: Height restrictions
 24-19 (20)—Nuisances : Unsecured Appliances
 24-19(6)(d) — Nuisances: Junk; Outside storage
 IPMC 304.2- Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Cut and trim all hedges and trees in the front yard to meet the requirements of the code.
 - Remove all non-connected and unused appliances throughout the home.
 - Remove paint buckets, plastic storage containers, litter, debris, unused construction, mechanical and building materials, and all other trash-related items throughout the home.
 - Pressure wash or paint if needed where discoloration, deterioration, molding, and chipping 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

Started On: 12/16/2025 04:34 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

42. a. 2.

Meeting Date: 01/21/2026

Re: Case# LTCL-2025-363 - 908 N 19th ST

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

SUBJECT:

Case Number:	LTCL-2025-363	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	908 N 19th ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 2, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	Assure Investments LLC 6671 W Indiantown RD #50-207 Jupiter, FL 33458-3991
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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: 12/03/2025 11:17 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

43. a. 3.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-376 - Avenue J (2404-810-0006-000-5)

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

SUBJECT:

Case Number:	LTCL-2025-376	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Avenue J (2404-810-0006-000-5)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	Roal Small Jerome Small 1246 Sweet Violet CT W West Palm Beach, FL 33415-4519
------------------------	--

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: 12/17/2025 10:36 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

44. a. 4.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-375 - 1501 Avenue J

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

SUBJECT:

Case Number:	LTCL-2025-375	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1501 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	Pride Motors LLC 3275 Stevens Creek BLVD STE 130 San Jose, CA 95117-1132
Registered Agent:	LUIZ FELIPE PACHECO MARCHIORI 855 EL CAMINO REAL STE #13A PALO ALTO, CA 94301

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: 12/17/2025 10:48 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

45. a. 5.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-373 - 1512 Avenue J

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

SUBJECT:

Case Number:	LTCL-2025-373	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1512 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 19, 2026

OWNER:

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

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: 12/17/2025 11:10 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

46. a. 6.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-372 - 1505 Avenue J

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

SUBJECT:

Case Number:	LTCL-2025-372	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1505 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	Dwight Scott Eveth Scott 3521 SW 32nd Ave West Park, FL 33023
------------------------	--

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: 12/17/2025 11:30 AM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

47. a. 7.

Meeting Date: 01/21/2026**Re:** Case# LTCL-2025-367 - 517 N 22nd ST**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-367	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	517 N 22nd ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	December 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 16, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	National Debt Relief Services Inc 12866 SW 31st CT Miramar, FL 33027-5334
Registered Agent:	Belinda Villoch 12856 SW 31st CT Miramar, FL 3027

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: 12/17/2025 12:44 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

48. a. 8.

Meeting Date: 01/21/2026
Re: Case # CE-2025-542 - 2020 S 3rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-542	Investigating Officer:	Heather Debevec
Violation Location:	2020 S 3rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 19, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 9, 2026
Last Inspection Date:	January 20, 2026

OWNER:

Owner:	Mardoqueo E & Ester Morales 8749 Cobblestone DR Fort Pierce, FL 34945
---------------	---

VIOLATIONS:

24-19(6)(d) - Nuisances: Outside Storage
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 10 days to:
 - Remove all loose items from outside the home.
 - Ensure all shutters are fully opened.
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: 01/14/2026

Started On: 10/28/2025 11:04 AM

Special Magistrate Hearing - 9:00AM

49. a. 9.

Meeting Date: 01/21/2026

Re: Case # LTCL-2025-354 - 514 N 16th ST

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

SUBJECT:

Case Number:	LTCL-2025-354	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	514 N 16th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 2, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	GNG Ventures LLC 927 NE Jensen Beach BLVD Jensen Beach, FL 34957-4703
------------------------	---

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 04:42 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

50. a. 10.

Meeting Date: 01/21/2026**Re:** Case # LTCL-2025-366 - 1004 Avenue G (2404-821-0001-000-4)**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2025-366	Investigating Officer:	Jarvis Gamble
Violation Location:	1004 Avenue G (2404-821-0001-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	December 11, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 11, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 11, 2025
Last Inspection Date:	January 20, 2025

OWNER:

Violator:	Warren RE Investment LLC 3303 N Osage ST Independence, MO 64050
Registered Agent:	Warren, Russell Bryan 3303 N Osage ST Independence, MO 64050

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: 12/09/2025 04:45 PM

Final Approval Date: 01/14/2026

Special Magistrate Hearing - 9:00AM

51. a. 11.

Meeting Date: 01/21/2026**Re:** CE-2025-579 - 1011 Avenue G**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-579	Investigating Officer:	Jarvis Gamble
Violation Location:	1011 Avenue G		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 17, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	January 20, 2026

OWNER:

Violator:	Five Towns Florida LLC 828 Jefferson ST Woodmere, NY 11598
Registered Agent:	Djament Baumflek, Eli 9170 Glades RD 189 Boca Raton, FL 33434

VIOLATIONS:

123-37(12) — Landscape maintenance.
 24-19(6)(a) — Nuisances: Outside storage.
 24-19(19) — Nuisances: Outside storage — Indoor furniture.
 24-19(14) - Nuisances: Parking on other than pavement.
 IPMC 304.2 - Protective Treatment.

RECOMMENDATION:

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

1. The violator(s) be given 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.
 - Remove all loose items from outside the home and the carport.
 - Bring in or remove the pair of white chairs under the carport, the black futon-style chair that is also located under the carport, as well as the brown table chair.
 - Refrain from parking on the front lawn by parking in designated areas such as the driveway of the home.
 - Paint and or pressure wash the front door and the trim of the home and any other area where peeling, flaking and chipped paint has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble

Started On: 12/12/2025 09:37 AM

Special Magistrate Hearing - 9:00AM

52. a. 12.

Meeting Date: 01/21/2026

Re: Case # NUIS-2025-32 - 514 N 16th ST

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

SUBJECT:

Case Number:	NUIS-2025-32	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	514 N 16th ST		

CASE INFORMATION:

Case Type:	Board-Up - COMPLIED
NOV Issue Date:	December 2, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 2, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	December 2, 2025
Last Inspection Date:	January 19, 2026

OWNER:

Property Owner:	GNG Ventures LLC 927 NE Jensen Beach BLVD Jense Beach, FL 34957-4703
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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:
 - Secure all openings, doors, and windows on the structures.
- 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: 11/20/2025 12:21 PM

Final Approval Date: 01/14/2026