

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, February 4, 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**

1.	Case Number:	PK-2025-380	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2500 Block Avenue J		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

1.	Case Number:	PK-2025-332	Investigating Officer:	Jarvis Gamble
	Violation Location:	Causeway Park		

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2025-706	Investigating Officer:	Jarvis Gamble
	Violation Location:	716 S 12th St		

2.	Case Number:	CE-2025-741	Investigating Officer:	Heather Debevec
	Violation Location:	214 Southern Ave		

3.	Case Number:	CE-2025-668	Investigating Officer:	Heather Debevec
	Violation Location:	131 N 2nd St		

4.	Case Number:	CE-2025-647	Investigating Officer:	Heather Debevec
	Violation Location:	613 S 6th St		

5.	Case Number:	CE-2025-598	Investigating Officer:	Heather Debevec
	Violation Location:	208 Indian Hills Dr		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	LTCL-2025-325	Investigating Officer:	Jarvis Gamble
	Violation Location:	Mura DR (2427-603-0104-000-7)		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	Case Number:	LTCL-2024-112	Investigating Officer:	Isaac Saucedo
	Violation Location:	Rosarita Ave		

2.	Case Number:	22-1970	Investigating Officer:	Isaac Saucedo
	Violation Location:	326 N 15th St		

3.	Case Number:	CE-2025-58	Investigating Officer:	Isaac Saucedo
	Violation Location:	326 N 15th St		

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

1.	Case Number:	11-1638	Investigating Officer:	Isaac Saucedo
	Violation Location:	617 N 9th St		

2.	Case Number:	24-176	Investigating Officer:	Isaac Saucedo
	Violation Location:	617 N 9th St		

3.	Case Number:	17-1098	Investigating Officer:	Isaac Saucedo
	Violation Location:	712 Avenue E		

4.	Case Number:	20-720	Investigating Officer:	Isaac Saucedo
	Violation Location:	712 Avenue E		

5.	Case Number:	24-659	Investigating Officer:	Isaac Saucedo
	Violation Location:	712 Avenue E		

6. **FINAL MATTERS**

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

1.	Case Number:	CE-2025-578	Investigating Officer:	Heather Debevec
	Violation Location:	Avenue D (2403-801-0024-000-6)		

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

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

Special Magistrate Hearing - 9:00AM

4. a. 1.

Meeting Date: 02/04/2026
Re: Case # PK-2025-380 - 2500 Block Avenue J
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-380	Investigating Officer:	Charmaine Kirkland
Violation Location:	2500 Block Avenue J		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	November 13, 2025
NTA Issue Date:	January 9, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	January 23, 2026

OWNER:

VIOLATOR:	Chelsea Lashae Green
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20959PK	34-31E-Parked on Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 01/27/2026

Started On: 01/08/2026 08:59 AM

Special Magistrate Hearing - 9:00AM

4. b. 1.

Meeting Date: 02/04/2026

Re: Case# PK-2025-332 - Causeway Park

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

SUBJECT:

Case Number:	PK-2025-332	Investigating Officer:	Jarvis Gamble
Violation Location:	Causeway Park		

CASE INFORMATION:

Case Type:	Citation Dispute
Citation Issue Date:	July 19, 2025
NTA Issue Date:	January 9, 2026
NTA Service Method	Regular mail

OWNER:

VIOLATOR:	Delia Neace
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20905PK	34-31(c) Restricted Parking	\$50.00	\$10.00		\$60.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$60.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/09/2026

Started On: 01/09/2026 01:06 PM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 02/04/2026
Re: Case# CE-2025-706 - 716 S 12th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-706	Investigating Officer:	Jarvis Gamble
Violation Location:	716 S 12th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 28, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 5, 2025
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on December 16, 2025
Inspection Date:	December 22, 2025

OWNER:

VIOLATOR:	Francisco Gonzalez 809 Atlantic Ave Fort Pierce, FL 34950
PROPERTY OWNER:	Pearl Ingram Bobby L Ingram David M Hill Jr 716 S 12th St Fort Pierce, FL 34950-4016

VIOLATIONS:

123-64(a) - Trees: Removal without a permit.

One (1) Banyan Tree 114.6" DBH x \$250.00 = \$28,650.00

RECOMMENDATION:

The City requests that the Special Magistrate find the following:

1. Per State Statute 162.09(2)(a), the violation is determined to be irreparable or irreversible in nature.
2. Given the size of the protected tree (114.6 DBH), staff recommends imposing the maximum penalty of \$5,000.00, to be paid within 30 days to the City's tree fund.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 01/07/2026

Started On: 10/28/2025 12:15 PM

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 02/04/2026
Re: Case # CE-2025-741 - 214 Southern Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-741	Investigating Officer:	Heather Debevec
Violation Location:	214 Southern Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on December 31, 2025
Last Inspection Date:	February 2, 2026

OWNER:

Owner:	Oscar Alejandro Blanca & Yoania Estrella Paneca Oliver 214 Southern AVE Fort Pierce, FL 34950
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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: 01/26/2026

Started On: 12/02/2025 01:34 PM

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 02/04/2026

Re: Case # CE-2025-668 - 131 N 2nd St

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

SUBJECT:

Case Number:	CE-2025-668	Investigating Officer:	Heather Debevec
Violation Location:	131 N 2nd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 23, 2026
Last Inspection Date:	February 2, 2026

OWNER:

Owner:	Richard A Coke Investments LLC 131 N 2nd ST Ste 206 Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Clean the awnings.
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: 01/27/2026

Started On: 11/21/2025 02:00 PM

Special Magistrate Hearing - 9:00AM

4. c. 4.

Meeting Date: 02/04/2026
Re: Case # CE-2025-647 - 613 S 6th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-647	Investigating Officer:	Heather Debevec
Violation Location:	613 S 6th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 9, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail
Posting Date:	Green Card Received January 6, 2026
Last Inspection Date:	February 2, 2026

OWNER:

Owner:	Alejandro & Gabriella Perez 574 Hilltop DR Staunton, VA 24401
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VIOLATIONS:

- 24-19(14) - Nuisances: Parking on other than pavement
- 24-19(19) - Nuisances: Outside Storage of indoor furniture
- 24-19(6)(d) - Nuisances: Outside Storage
- 24-19(6)(b) - Nuisances: Outside Storage
- 30-28(c) - SW: Containers - When placed
- IPMC 302.7 - Accessory Structures

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Refrain from parking in the front yard.
 - Bring in or remove all indoor-styled furniture from outside.
 - Remove the tires, appliances, tools, parts, and all other loose items from outside the home.
 - Store waste bins to the side or rear of the home.
 - Repair the fence where it is falling.
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: 01/27/2026

Started On: 11/18/2025 07:59 AM

Special Magistrate Hearing - 9:00AM

4. c. 5.

Meeting Date: 02/04/2026
Re: Case # CE-2025-598 - 208 Indian Hills Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-598	Investigating Officer:	Heather Debevec
Violation Location:	208 Indian Hills Dr		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	January 23, 2026
Last Inspection Date:	February 2, 2026

OWNER:

Owner:	Karen Boun 17211 109th PL NE Bothell, WA 98011
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VIOLATIONS:

IPMC 302.7 - Accessory Structures
IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair the fence where boards are missing and it is deteriorating.
 - Fully open all the shutters on the home.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/27/2026

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

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 02/04/2026

Re: Case # LTCL-2025-325 - Mura DR (2427-603-0104-000-7)

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

SUBJECT:

Case Number:	LTCL-2025-325	Investigating Officer:	Jarvis Gamble
Violation Location:	Mura DR (2427-603-0104-000-7)		

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, Continuance letter sent out on December 18, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	October 31, 2025
Last Inspection Date:	February 3, 2026

OWNER:

VIOLATOR:	Harry Blue 1500 State Highway 103 RD Bronson, TX 75930
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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: 01/08/2026

Started On: 10/22/2025 08:40 AM

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	LTCL-2024-112	Investigating Officer:	Isaac Saucedo
Violation Location:	Rosarita Ave		

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: August 13, 2024	NOV SERVICE METHOD: Certified and regular mail posted property
NTA ISSUED DATE: August 23, 2024	NTA SERVICE METHOD: Certified and regular mail posted property
POSTING DATE: August 23, 2024	LAST INSPECTION DATE: September 3, 2024

PARTIES:

OWNER INFO: Valerie E Moore, Tabatha Johnson, Christopher Campbell 812 N 24th ST Apt A Fort Pierce, FL 34950
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VIOLATIONS:

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

FINDINGS/ORDER:

On September 4, 2024, Special Magistrate Pelletier ordered 7 days to cut the grass and trim all landscaping, bushes, trees, and shrubs or the nuisance will be abated by the City and the property will be fined \$100 daily.

ACTION DATES:

September 12, 2024 - Property remains out of compliance. Fines started.
September 17, 2025 - Property in compliance, fines stopped.
December 30, 2025 - Fine Reduction received
Balance: \$36,400.00

Massey Criteria:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: All violations listed above have been brought into compliance by the owner.
3. Any previous violations committed by the violator: Yes. Prior cases include Nuisance Abatement Liens 19-2364 and 21-3237, both of which have been released; Lot Clearing Case LTCL-2024-183, which is in compliance, at 810 N 13th St (aka Avenue H); and Code Enforcement Lien 22-1552 at 438 N 15th St.

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/27/2026

Started On: 12/12/2025 03:18 PM

Special Magistrate Hearing - 9:00AM

5. a. 2.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	22-1970	Investigating Officer:	Isaac Saucedo
Violation Location:	326 N 15th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	June 17, 2022
NOV Service Method:	Regular mail
NTA Issue Date:	September 20, 2022
NTA Service Method	Certified mail / Posted at property
Posting Date:	October 7, 2022
Last Inspection Date:	July 26, 2023

PARTIES:

VIOLATOR:	Errol Stewart Errol Stewart Jr 304 Serenity Loop Cataula, GA 31804-2368
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VIOLATIONS:

Section 2019 NEC – Temporary lighting
 Section 123-37(12) – Landscape maintenance
 IPMC 304.2 Protective Treatment
 IPMC 304.1 Exterior structure - General

FINDINGS/ORDER:

On October 19, 2022, Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.

ACTION DATES:

June 09, 2022 - Case initiated
 October 19, 2022 - Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.
 December 16, 2022 - Affidavit of Non-Compliance for violations: IPMC 304.2 Protective Treatment, IPMC 304.1 Exterior structure - General only. All other violations were complied.
 January 04, 2023 - Massey letter sent
 January 09, 2023 - Massey request received from owner.
 February 15, 2023 - Special Magistrate continued the Massey Hearing to May 17, 2023.
 April 6, 2023 - Affidavit of Compliance was recorded.
 May 5, 2023 - The Massey Hearing was rescheduled for June 21, 2023.
 June 21, 2023 - Special Magistrate continued the Massey Hearing to July 19, 2023.
 July 12, 2023 - The Massey Hearing was rescheduled for August 2, 2023.
 August 2, 2023 - Special Magistrate Ross reduced the fines to \$750.00 payable within 60 days. Failure to pay would result in the fines reverting back to the original amount.
 December 30, 2025 - As of today the fines have not been paid and the fines have reverted back to the original amount.
 Balance as December 30, 2025: \$18,230.00

Massey Criteria:

1. The gravity or seriousness of the violation: Moderate.
2. Any and all actions taken by the violator to correct the violations: All violations listed above complied by owner.
3. Any previous violations committed by the violator: Case CE-2025-00058 for this property was complied and is on the agenda. Case 22-1929 was for property 322 N 15th St, a CE Lien was filed. CE Lien was reduced and paid in full.

RECOMMENDATION:

To be determined.

Attachments

Property Card
Massey Criteria

Form Review

Form Started By: Shaun Coss
Final Approval Date: 01/13/2026

Started On: 12/30/2025 02:52 PM

Property Identification

Site Address: 326 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-509-0029-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21485
Map ID: 24/09N
Zoning: Medium Den

Ownership

Errol Stewart
Errol Stewart Jr
326 N 15th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market Value: \$81,100
Assessed Value: \$14,168
Exemptions: \$14,168
Taxable Value: \$0



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 896
Gross Sketched Area (SF): 896
Land Size (acres): 0.2
Land Size (SF): 8,690

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 22-00001970 Address: 326 N 15TH ST Hearing Date: October 19, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Was complied with IPMC 702.4 Emergency escape openings (covered windows) by Oct. 19, 2022 (SMH) Affidavit of Partial Compliance completed on December 16, 2022

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing - 9:00AM

5. a. 3.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	CE-2025-58	Investigating Officer:	Isaac Saucedo
Violation Location:	326 N 15th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 31, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	April 29, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	May 2, 2025
Last Inspection Date:	November 24, 2025

PARTIES:

VIOLATOR:	Errol Stewart Errol Stewart Jr 304 Serenity Loop Cataula, GA 31804-2368
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VIOLATIONS:

- 123-37(12) - Landscape maintenance
- 24-19(6)(a) - Nuisance - Outside Storage
- 24-19(6)(b) - Any accumulation of the following: Tires
- IPMC 304.7 - Roofs and Drainage

FINDINGS/ORDER:

On May 21, 2025, Special Magistrate Pelletier ordered 30 days to pressure wash and paint where chipping, molding, or deterioration has occurred, cut the grass and trim all landscaping, bushes, trees, and shrubs, remove all trash, coolers, storage bins, ladders and all other miscellaneous items located throughout the property, properly remove and dispose of all tires throughout the yard, and obtain a permit to repair the roof where deterioration has occurred, or be fined \$100 daily.

ACTION DATES:

- September 22, 2025 - Property remains out of compliance. Fines started.
- November 6, 2025 - Massey letter sent to owner.
- November 21, 2025 - Dispute request received from Ms. Hamid
- November 24, 2025 - Inspection completed. Property is in compliance. Fines stopped.
- Balance: \$6,318.50

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 above complied by owner.
3. Any previous violations committed by the violator: Case 22-1970 This case had a previous fine reduction. However, the fines were not paid and reverted back to the original amount.

RECOMMENDATION:

To be determined by Special Magistrate

Attachments

- Property Card
- ODV and Non-CM Affidavit
- Massey Notice
- Dispute Letter
- Fine Reduction Application

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/13/2026

Started On: 12/12/2025 03:18 PM

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

Property Identification

Site Address: 326 N 15TH ST
 Parcel ID: 2409-509-0029-000-2
 Account #: 21485
 Sec/Town/Range: 09/35S/40E
 Map ID: [24/09N](#)
 Zoning: Medium Den
 Land Use Code: 0100
 Jurisdiction: Fort Pierce

Ownership

Errol Stewart
 Errol Stewart Jr
 304 Serenity Loop
 Cataula, GA 31804-2368

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY
 ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market: \$125,600
 Exemptions: **\$15,465**
 Assessed: \$15,465
 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$116,900	\$15,030	\$15,030	\$0
2023	\$117,700	\$14,593	\$14,593	\$0
2022	\$81,100	\$14,168	\$14,168	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-01-2014	3649/0448	0111	QC	Stewart Errol	\$100
11-13-2013	3582/1127	0001	WD	White Alice M	\$5,000
11-07-2013	3582/1123	0111	WD	White Alice M	\$100

Primary Building Information

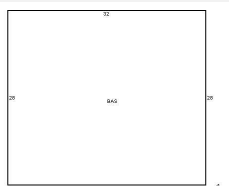
Finished Area of this building: 896 SF
 Gross Sketched Area: 896 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip	Building Type: SFF
Year Built: 1952	Quality: SFF-Avg	Effective Year: 1962	Primary Wall: Abs Shingle
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

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



Total Areas

Finished/Under Air (SF):	896
Gross Sketched Area (SF):	896
Land Size (acres):	0.2
Land Size (SF):	8,690
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	55	2016

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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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Case # CE-2025-58

Violator: ERROL STEWART
ERROL STEWART JR
326 N 15TH ST
FORT PIERCE, FL 34950

Property Address: 326 N 15TH ST
Tax ID #: 2409-509-0029-000-2
Legal Description: KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E

Violation of Section(s): 123-37(12) - Landscape maintenance, 24-19(6)(a) - Nuisances - Outside Storage, 24-19(6)(b) - Any accumulation of the following: Tires, IPMC 304.7 - Roofs and Drainage

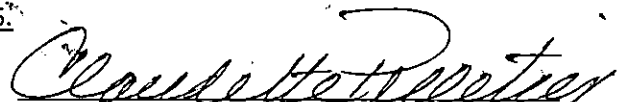
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 21, 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 ERROL STEWART, ERROL STEWART JR are 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 violators are ordered to take the following corrective actions:
 - a. Pressure wash and paint where chipping, molding, or deterioration has occurred.
 - b. Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - c. Remove all trash, coolers, storage bins, ladders and all other miscellaneous items located throughout the property.
 - d. Properly remove and dispose of all tires throughout the yard.
 - e. Obtain a permit to repair the roof where deterioration has occurred. If you have any questions, please contact the building department at (772)467-3718.
2. In the event the violations are not remedied within 30 days, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
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 21st day of May, 2025.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
21st day of May, 2025

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 326 N 15th St

CASE NO: CE-2025-58

IN THE MATTER OF: Errol Stewart
Errol Stewart Jr
304 Serenity Loop
Cataula, GA 31804

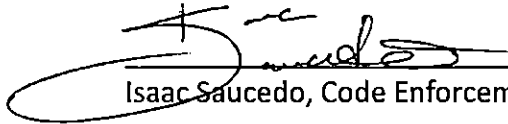
BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated May 21, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: September 22, 2025

In accordance with the Order of Violation fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 23rd day of September, 2025.


Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 23rd day of September, 2025.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

November 6, 2025

Errol Stewart
Errol Stewart Jr
304 Serenity Loop
Cataula, GA 31804

Property address: 326 N 15TH ST
Tax ID #: 2409-509-0029-000-2

Re: Case # CE-2025-58

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$100.00 a day continues to accrue.

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 should have any questions, please contact our office at (772) 467-3720.

Sincerely,

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

NOTICE - CE Massey in violation

Katherine Calderon

From: Tricia Hamid <trishhamid@gmail.com>
Sent: Friday, November 21, 2025 4:55 PM
To: Katherine Calderon
Cc: Isaac Saucedo; Shaun Coss; Christa The Crazy Mexican Twista
Subject: 326 N 15th Street, Fort Pierce FL 34950

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon Mrs. Calderon,
As per my telephone discussions with you and Isaac, I am submitting my letter to contest. Please see below.

November 21, 2025

Attention: Code Enforcement and Animal Control
100 North U.S. 1
P.O. Box 1480
Fort Pierce FL 34954-1480

RE: CASE # CE-2025-58
Propert Address: 326 N 15th St
Fort Pierce FL 34950 Parcel ID - 2409-509-0029-0002

Attn: Code Enforcement Department - Isaac Saucedo, Katherine Caldron, and Shaun Coss

Thank you for sending the letter dated November 6, 2025.

This letter is intended to inform you that we disagree and would like to contest any fines for non-compliance for the property located at 326 N 15th St., Fort Pierce FL 34950. We believe we were complaint prior to the 30 day notice expiration date set in the letter of violation dated 5/21/25.

Upon receipt of the notice of violations in May 2025, we immediately began to work on the violations, although this was a challenge due to financial and time constraints. In my opinion, we believe we completed all violations before the 30 day deadline and the property was compliant. Additionally, during the last 5 months, (May 2025–October 2025), we did not receive any guidance, feedback and/or direction and was unaware an Affidavit of Non-Compliance was issued against the property in September 2025. Finally, a letter was sent dated November 6, 2025, making us aware of the current non compliance status and notifying us of the daily accrual fees and potential lien placement against the property.

Per my telephone discussion with Mr. Isaac Saucedo on November 13, 2025, I was informed that a re-inspection was initially due in June 2025 but was not completed until September 2025. Additionally, during the time from May 2025 through November 6, 2025, we did not receive any communication from anyone in the Code Enforcement Department regarding the non-compliance nor were there any in person visits to the property during those 5 months that I am aware of.

To be fully transparent, we believed we were in good standing since we had done a lot of work to the yard, paid for the permit and our focus was now of the financial hardship to have the roof repairs completed as outlined in the violation notice.

I am requesting to appear in-front of the Magistrate to discuss my concerns with this case and with the fees and liens against this property. I am requesting immediate review and intervention regarding the code enforcement actions and due diligence in reviewing the past history of this property and all associated code enforcement actions.

I have completed and will send a separate email with applications for lien reduction and my proof of Power of Attorney for Errol C. Stewart, Sr. I am requesting all communication (mail, phone calls, text message, email etc.) come through Tricia Hamid - Power of Attorney for Errol C Stewart, SR.

Kindest Regards,
Tricia Hamid - Power of Attorney On behalf of Errol C Stewart Sr



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

MASSEY FINE REDUCTION APPLICATION

A separate application must be submitted for each fine type.

Date:	November 19, 2025				
Property address:	326 N 26th Street, Fort Pierce FL 34950				
Owner(s) of record:	Errol C Stewart, Sr., and Errol C Stewart, Jr.				
Mailing address:	PO Box 8645, Columbus GA 31908				
Property tax ID #:					
Original purchase date:		Original purchase price:			
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:	Tricia Hamid		Relationship to owner(s)	POA for Errol C Stewart Sr.	
Telephone #:	804316472		E-Mail:	trishhamid@gmail.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	\$ 5800.00	\$ 0.00
Recording Fees	\$ 18.50	\$ 0.00
City incurred fees (HARD COSTS)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 5818.50	\$ 0.00

Errol C Stewart Sr. - POA on behalf of
Signature of Owner or Representative _____ Date _____

Tricia Hamid - POA E. Stewart, Sr.
Printed Name

Errol C. Stewart Sr.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

FORT PIERCE
Florida

MASSEY FINE REDUCTION APPLICATION

A separate application must be submitted for each fine type.

Date:	November 21, 2025		
Property address:	326 N 26th Street, Fort Pierce FL 34950		
Owner(s) of record:	Errol C Stewart, Sr., and Errol C Stewart, Jr.		
Mailing address:	PO Box 8645, Columbus GA 31908		
Property tax ID #:	2409-509-0029-000-2		
Original purchase date:		Original purchase price:	
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:	Tricia Hamid	Relationship to owner(s)	POA for Errol C Stewart Sr.
Telephone #:	904316472	E-Mail:	trishhamid@gmail.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	\$ 18,000.00	\$ 0.00
Recording Fees	\$ 18.50	\$ 0.00
City incurred fees (HARD COSTS)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT:	\$ 18,018.00	\$ 0.00

Tricia Hamid - POA
 Signature of Owner or Representative _____
 Date _____
 on behalf of Errol C. Stewart, Sr.

Tricia Hamid - POA E. Stewart, Sr.
 Printed Name

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	11-1638	Investigating Officer:	Isaac Saucedo
Violation Location:	617 N 9th St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	October 28, 2011
NOV Service Method:	Regular mail
NTA Issue Date:	December 9, 2011
Posting Date:	December 28, 2011

PARTIES:

VIOLATOR:	GTA INVESTMENT GROUP LLC 900 N Federal Hwy #306 Hallandale, FL 33009
NEW OWNER:	Clear Westview LP 1001 Avenida Pico # C418 San Clemente, CA 92673-6957

VIOLATIONS:

22-187 (13) Landscape Maintenance

FINDINGS/CASE FOLLOW-UP:

On January 11, 2012, Code Enforcement Board Chairman Tom Knott found the violation existed and ordered 15 days to cut all weeds and grass as needed, or be fined \$100 daily.

- January 31, 2012 - Affidavit of Non-Compliance issued, fines started.
 - February 1, 2012 - Massey letter sent out
 - January 13, 2013 - Order Assessing Fine and Imposing Lien issued.
 - January 17, 2013 - Lien sent to the previous owner with notice to proceed to foreclosure.
 - October 24, 2013 - Affidavit of Compliance, fines stopped.
 - October 30, 2013 - Compliance letter sent to the previous owner.
 - December 5, 2025 - Received reduction application from new owner.
- Balance \$63,240.00

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. CE Lien 08-3342 on 513 N 11th St
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. None
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Form Started By: Katherine Calderon
Final Approval Date: 01/27/2026

Started On: 01/27/2026 11:38 AM

Special Magistrate Hearing - 9:00AM

5. b. 2.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	24-176	Investigating Officer:	Isaac Saucedo
Violation Location:	617 N 9th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	January 23, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 23, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 23, 2024

PARTIES:

VIOLATOR:	GTA INVESTMENT GROUP LLC 900 N Federal Hwy #306 Hallandale, FL 33009
NEW OWNER:	Clear Westview LP 1001 Avenida Pico # C418 San Clemente, CA 92673-6957

VIOLATIONS:

Section 24-19 - Maintenance of Nuisance on property prohibited
Section 24-21 - Nuisance as a Condition

FINDINGS/CASE FOLLOW-UP:

February 8, 2024 - Placed on Bid List.
March 26, 2024 - Job completed.
April 23, 2025 - Notice of Lien filed.

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. CE Lien 08-3342 on 513 N 11th St
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. None
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Form Review

Special Magistrate Hearing - 9:00AM

5. b. 3.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	17-1098	Investigating Officer:	Isaac Saucedo
Violation Location:	712 Avenue E		

CASE INFORMATION:

Case Type:	Emergency Repair Lien Reduction
NOV Issue Date:	June 13, 2017
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	June 13, 2017
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	June 13, 2017

PARTIES:

VIOLATOR:	Cecilia A Smith (EST) 712 Avenue E Fort Pierce, FL 34950
NEW OWNER:	Contouring By TY LLC 638 SW 5th AVE Delray Beach, FL 33444-2412

VIOLATIONS:

Section 16-46 - Nuisance on Property Prohibited

FINDINGS/CASE FOLLOW-UP:

May 23, 2017 - Notice of Violation sent to owner.
 June 13, 2017 - Notice of Public Nuisance was posted at the property.
 December 5, 2025 - Received reduction application from new owner.
 Balance \$688.56

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. Yes, LC Lien on 904 N 16th St, (LTCL-2024-64),
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. None
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/29/2026

Started On: 01/27/2026 01:38 PM

Special Magistrate Hearing - 9:00AM

5. b. 4.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	20-720	Investigating Officer:	Isaac Saucedo
Violation Location:	712 Avenue E		

CASE INFORMATION:

Case Type:	Demolition Lien Reduction
NOV Issue Date:	March 5, 2020
NOV Service Method:	Regular mail
Posting Date for Notice to Vacate:	March 5, 2020

PARTIES:

VIOLATOR:	Cecilia A Smith (EST) 712 Avenue E Fort Pierce, FL 34950
NEW OWNER:	Contouring By TY LLC 638 SW 5th AVE Delray Beach, FL 33444-2412

VIOLATIONS:

International Property Maintenance Code Section 108.4, 108.4.1

FINDINGS/CASE FOLLOW-UP:

February 08, 2021 - Work completed by vendor.
 August 12, 2021 - Notice of Demolition Lien filed.
 December 5, 2025 - Received reduction application from new owner.
 Balance \$5,807.39

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. Yes, LC Lien on 904 N 16th St, (LTCL-2024-64),
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. None
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/27/2026

Started On: 01/27/2026 12:46 PM

Special Magistrate Hearing - 9:00AM

5. b. 5.

Meeting Date: 02/04/2026

SUBJECT:

Case Number:	24-659	Investigating Officer:	Isaac Saucedo
Violation Location:	712 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing Lien Reduction
NOV Issue Date:	March 18, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 18, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 18, 2024

PARTIES:

VIOLATOR:	Cecilia A Smith (EST) 712 Avenue E Fort Pierce, FL 34950
NEW OWNER:	Contouring By TY LLC 638 SW 5th AVE Delray Beach, FL 33444-2412

VIOLATIONS:

Section 21-19, 21-20, 21-21 - Nuisance as a condition

FINDINGS/CASE FOLLOW-UP:

March 18, 2024 - Notice of Violation sent to owner. Notice of Public Nuisance was posted at the property.
 April 22, 2024 - Work completed by vendor.
 December 5, 2025 - Received reduction application from new owner.
 Balance \$1,762.08

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. Yes, LC Lien on 904 N 16th St, (LTCL-2024-64),
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 1. None
5. Whether granting of the reduction is in the best interest of the City?
 1. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined.

Form Review

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 02/04/2026

Re: Case # CE-2025-578 - Avenue D (2403-801-0024-000-6)

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

SUBJECT:

Case Number:	CE-2025-578	Investigating Officer:	Heather Debevec
Violation Location:	Avenue D (2403-801-0024-000-6)		

CASE INFORMATION:

Case Type:	Certificate of Use
NOV Issue Date:	October 1, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	February 2, 2026

OWNER:

Owner:	Fort Pierce Resorts LLC PO Box 580 Winter Park, FL 32790
Additional Party:	Lamont Garber 1150 Louisiana AVE Bldg 2 Winter Park, FL 32789

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/27/2026

Started On: 11/10/2025 04:03 PM