

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 18, 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**

0.

Case Number:	PK-2025-387	Investigating Officer:	Manuel Fernandez, Jr
Violation Location:	South Causeway Park		

1.

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

c. **PUBLIC HEARINGS - VIOLATION CASES**

0.

Case Number:	CE-2025-672	Investigating Officer:	Heather Debevec
Violation Location:	3216 S US Highway 1		

0.

Case Number:	CE-2025-752	Investigating Officer:	Heather Debevec
Violation Location:	2543 Seneca Ave		

0.

Case Number:	CE-2025-753	Investigating Officer:	Heather Debevec
Violation Location:	724 S 11th ST		

0.

Case Number:	CE-2025-720	Investigating Officer:	Heather Debevec
Violation Location:	2115 Hills Ct		

0.

Case Number:	CE-2025-732	Investigating Officer:	Heather Debevec
Violation Location:	2102 S 3rd St		

0.

Case Number:	CE-2025-711	Investigating Officer:	Heather Debevec
Violation Location:	3410 US Highway 1		

d. **PUBLIC HEARINGS - NUISANCE CASES**

0.	Case Number:	NUIS-2025-36	Investigating Officer:	Jarvis Gamble
	Violation Location:	711 Dundas CT		
0.	Case Number:	LTCL-2026-1	Investigating Officer:	Heather Debevec
	Violation Location:	S US Highway 1 (2427-601-0031-010-1)		
0.	Case Number:	NOOP-2026-2	Investigating Officer:	Jarvis Gamble
	Violation Location:	1209 Avenue G		
0.	Case Number:	NOOP-2026-3	Investigating Officer:	Jarvis Gamble
	Violation Location:	1209 Avenue G		
0.	Case Number:	NOOP-2026-10	Investigating Officer:	Charmaine Kirkland
	Violation Location:	309 N 27th St		
0.	Case Number:	NOOP-2026-17	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		
0.	Case Number:	NOOP-2026-14	Investigating Officer:	Charmaine Kirkland
	Violation Location:	707 N 23rd St A		
0.	Case Number:	NOOP-2026-7	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3105 Jersey Ct		
0.	Case Number:	NOOP-2026-13	Investigating Officer:	Charmaine Kirkland
	Violation Location:	707 N 23rd St A		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	Case Number:	CE-2025-216	Investigating Officer:	Isaac Saucedo
	Violation Location:	505 N 6th St		
2.	Case Number:	19-404	Investigating Officer:	Isaac Saucedo
	Violation Location:	311 N 18th St		

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

1.	Case Number:	09-1790	Investigating Officer:	Isaac Saucedo
	Violation Location:	518 (516) N 8th St		
2.	Case Number:	LTCL-2025-157	Investigating Officer:	Shaun Coss
	Violation Location:	Dayman Ave AKA 1219 Dayman Ave (2416-602-0099-020-7)		
3.	Case Number:	LTCL-2025-158	Investigating Officer:	Shaun Coss
	Violation Location:	1217 Dayman Ave		

6. **FINAL MATTERS**

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

0.	Case Number:	CE-2025-727	Investigating Officer:	Heather Debevec
	Violation Location:	2101 Hills Ct		
0.	Case Number:	CE-2025-766	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2306 Avenue E		
0.	Case Number:	LTCL-2026-2	Investigating Officer:	Jarvis Gamble
	Violation Location:	1014 N 13th ST		
0.	Case Number:	NOOP-2026-4	Investigating Officer:	Jarvis Gamble
	Violation Location:	1209 Avenue G - 2404-443-0008-010-6		
0.	Case Number:	NOOP-2026-5	Investigating Officer:	Jarvis Gamble
	Violation Location:	1211 Avenue G		
0.	Case Number:	LTCL-2025-385	Investigating Officer:	Charmaine Kirkland
	Violation Location:	N 28th St (2408-113-0001-000-2)		
0.	Case Number:	NOOP-2026-6	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3105 Jersey Ct		
0.	Case Number:	NOOP-2026-8	Investigating Officer:	Jarvis Gamble
	Violation Location:	704 N 13th ST		

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

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

Special Magistrate Hearing - 9:00AM

4. b. 0.

Meeting Date: 02/18/2026

Re: Case# PK-2025-387 South Causeway Park

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

SUBJECT:

Case Number:	PK-2025-387	Investigating Officer:	Manuel Fernandez, Jr
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Citation Dispute
Citation Issue Date:	December 14, 2025
NTA Issue Date:	January 22, 2026
NTA Service Method	Regular mail

OWNER:

VIOLATOR:	Michael Paterson
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15941PK	34-31(e) Prohibited 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

Started On: 01/21/2026 11:36 AM

Final Approval Date: 02/02/2026

Special Magistrate Hearing - 9:00AM

4. b. 1.

Meeting Date: 02/18/2026

Re: Case# PK-2025-332 - South 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:	South 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

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

Final Approval Date: 02/10/2026

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 02/18/2026

Re: Case # CE-2025-672 - 3216 S US Highway 1

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

SUBJECT:

Case Number:	CE-2025-672	Investigating Officer:	Heather Debevec
Violation Location:	3216 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 5, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	TC Commercial Realty LLC 9066 106th CT Vero Beach, FL 32967
Additional Party:	Roberto Gamez 13020 83rd ST Fellsmere, FL 32948

VIOLATIONS:

IPMC 302.3 - Sidewalks & Driveways

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair the broken sidewalk, and broken curbing. You will need to speak to the Building Department for permit information.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/24/2025 03:01 PM

Final Approval Date: 02/02/2026

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 02/18/2026

Re: Case# CE-2025-752 - 2543 Seneca Ave

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

SUBJECT:

Case Number:	CE-2025-752	Investigating Officer:	Heather Debevec
Violation Location:	2543 Seneca Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 5, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	2543 Seneca Avenue LLC 6445 NW Hope CT Port Saint Lucie, FL 34986
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VIOLATIONS:

123-37(12) - Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Clean off the grass from your side of the fence, removing any trash or debris as well.
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: 11/25/2025 09:00 AM

Final Approval Date: 02/02/2026

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 02/18/2026

Re: Case # CE-2025-753 - 724 S 11th ST

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

SUBJECT:

Case Number:	CE-2025-753	Investigating Officer:	Heather Debevec
Violation Location:	724 S 11th ST		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 5, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	Jean Menes Mersier & Marie Sylvia Mersier Alminaire 5225 NW Milner Dr Port Saint Lucie, FL 34983
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Bring in or remove the bricks, and other loose items from outside 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

Started On: 11/25/2025 11:45 AM

Final Approval Date: 02/02/2026

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 02/18/2026

Re: Case # CE-2025-720 - 2115 Hills Ct

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

SUBJECT:

Case Number:	CE-2025-720	Investigating Officer:	Heather Debevec
Violation Location:	2115 Hills Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 4, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail
Posting Date:	Green Card Received on January 27, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	Jon Borchers (TR) 2115 Hills CT Fort Pierce, FL 34950
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VIOLATIONS:

- 123-37(12) - Landscape maintenance
- 24-19(14) - Nuisances: Parking on other than pavement
- 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:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Refrain from parking in the yard.
 - Ensure all shutters are fully opened on the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/10/2026

Started On: 12/02/2025 03:11 PM

Special Magistrate Hearing - 9:00AM**4. c. 0.****Meeting Date:** 02/18/2026**Re:** Case# CE-2025-732 - 2102 S 3rd St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2025-732	Investigating Officer:	Heather Debevec
Violation Location:	2102 S 3rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 5, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 5, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	Florida Homes 1987 LLC 2102 S 3rd ST Fort Pierce, FL 34950
Additional Party:	Armando Suarez 6500 Winfield BLVD 201 Margate, FL 33063
Additional Party:	Armando Suarez 3415 Blue Candle DR Spring, TX 77388

VIOLATIONS:

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 10 days to:
 - 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 \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 12/03/2025 11:46 AM

Final Approval Date: 02/10/2026

Special Magistrate Hearing - 9:00AM

4. c. 0.

Meeting Date: 02/18/2026

Re: Case # CE-2025-711 - 3410 US Highway 1

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

SUBJECT:

Case Number:	CE-2025-711	Investigating Officer:	Heather Debevec
Violation Location:	3410 US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 29, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Certified mail
Posting Date:	Green Cards Received on January 21 & 28, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	FL St Lucie 95 LLC 25000 Assembly Park DR Wixom, MI 48393
Additional Party:	Frances Masters 1577 Wells RD Orange Park, FL 32073

VIOLATIONS:

117-3(b) - Signs: Vacant premises

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 12/16/2025 11:16 AM

Final Approval Date: 02/02/2026

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NUIS-2025-36 - 711 Dundas CT

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

SUBJECT:

Case Number:	NUIS-2025-36	Investigating Officer:	Jarvis Gamble
Violation Location:	711 Dundas CT		

CASE INFORMATION:

Case Type:	Board Up
NOV Issue Date:	December 31, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	December 31, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 3, 2026
Last Inspection Date:	February 14, 2026

OWNER:

VIOLATOR:	Willie M Whattley (EST) C/O Rosa M Henry 1310 Edgewood Terr Fort Pierce, FL 34950
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VIOLATIONS:

- 103-341 - Vacant buildings: Board up required
- 24-19(5) - Nuisances: Unsafe structure
- 24-19(16) - Nuisances: Unsafe structure

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 12/31/2025 10:34 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case # LTCL-2026-1 - S US Highway 1 (2427-601-0031-010-1)

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

SUBJECT:

Case Number:	LTCL-2026-1	Investigating Officer:	Heather Debevec
Violation Location:	S US Highway 1 (2427-601-0031-010-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	January 9, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 14, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 14, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Owner:	JOHO Properties LLC 2400 S Ocean DR 4200D Fort Pierce, FL 34949
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VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscape 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 Review

Form Started By: Heather Debevec
Final Approval Date: 02/02/2026

Started On: 01/09/2026 03:01 PM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-2 - 1209 Avenue G

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

SUBJECT:

Case Number:	NOOP-2026-2	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 Avenue G		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Violator:	Mario J. Brown 1215 Avenue G Fort Pierce, FL 34950
Vehicle Owner	Julius Wright 411 Avenue E APT B Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 10 days to:
 - Per the Notice of Violation, ensure that the red Dodge passenger van is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 01/13/2026 11:11 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-3 - 1209 Avenue G

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

SUBJECT:

Case Number:	NOOP-2026-3	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 Avenue G		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Violator:	Mario J. Brown 1215 Avenue G Fort Pierce, FL 34950
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VIOLATIONS:

Violation: 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 10 days to:
 - Per the Notice of Violation, ensure that the silver enclosed cargo trailer is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 01/13/2026 11:35 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case # NOOP-2026-10-309 N 27th St

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

SUBJECT:

Case Number:	NOOP-2026-10	Investigating Officer:	Charmaine Kirkland
Violation Location:	309 N 27th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 23, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 23, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Joyce Holloway 2402 Avenue E Apt B Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Red Ford Excursion 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: Charmaine Kirkland
Final Approval Date: 02/02/2026

Started On: 01/17/2026 11:53 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-13- 707 N 23rd St A

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

SUBJECT:

Case Number:	NOOP-2026-17	Investigating Officer:	Charmaine Kirkland
Violation Location:	705 N 23rd St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 30, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 30, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Tmesha W Ray 310 N 24th St Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 01/28/2026 08:24 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-14 - 707 N 23rd St A

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

SUBJECT:

Case Number:	NOOP-2026-14	Investigating Officer:	Charmaine Kirkland
Violation Location:	707 N 23rd St A		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 24, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 30, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 30, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Calvin Walker 3300 SW 56th Ave Hollywood, FL 33023-5307
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/10/2026

Started On: 01/29/2026 10:08 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-7 - 3105 Jersey Ct

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

SUBJECT:

Case Number:	NOOP-2026-7	Investigating Officer:	Charmaine Kirkland
Violation Location:	3105 Jersey Ct		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 14, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026

OWNER:

Owner:	Ramil & Clorene Succes 3105 Jersey Ct Fort Pierce, FL 34947-7246
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/04/2026

Started On: 02/04/2026 10:48 AM

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 02/18/2026

Re: Case# NOOP-2026-13 - 707 N 23rd St A

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

SUBJECT:

Case Number:	NOOP-2026-13	Investigating Officer:	Charmaine Kirkland
Violation Location:	707 N 23rd St A		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 23, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 30, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 30, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Edward Leon Patrick 711 N 20th St Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/10/2026

Started On: 02/10/2026 03:00 PM

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 02/18/2026

SUBJECT:

Case Number:	CE-2025-216	Investigating Officer:	Isaac Saucedo
Violation Location:	505 N 6th St		

CASE INFORMATION:

Case Type:	Code Enforcement - Massey
NOV Issue Date:	March 27, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	May 30, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	June 27, 2025

PARTIES:

PROPERTY OWNER:	Barbara Anne Bell-Nowell 7506 Santa Barbara Dr Fort Pierce, FL 34951-2195
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VIOLATIONS:

- 24-19(15)(c) - Nuisances: Non-operable vehicle
- 24-19(19) - Nuisances: Furniture kept or stored outdoors
- 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish
- 26-3(a) - Storage of commodities

FINDINGS/ORDER:

On July 9, 2025, Special Magistrate Barreau ordered the violators 14 days to remove the dilapidated motor home from the property, bring in or remove all indoor-styled furniture from the yard, remove all loose items from the yard, and remove items from open trailers to an enclosed area. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

ACTION DATES:

- September 2, 2025 - Property remained in violation. Fines started.
- September 4, 2025 - Affidavit of Non-Compliance was issued.
- September 18, 2025 - Property was brought into compliance. Fines stopped.
- September 24, 2025 - Affidavit of Compliance was issued.
- January 15, 2026 - Fine reduction received.
- Balance: \$4,000.00

Massey Criteria:

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

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/09/2026

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

Meeting Date: 02/18/2026

SUBJECT:

Case Number:	19-404	Investigating Officer:	Isaac Saucedo
Violation Location:	311 N 18th St		

CASE INFORMATION:

Case Type:	Code Enforcement - Massey
NOV Issue Date:	February 13, 2019
NOV Service Method:	Regular mail
NTA Issue Date:	October 8, 2019
NTA Service Method	Certified mail / Posted at property
Posting Date:	October 25, 2019

PARTIES:

PROPERTY OWNER:	Kimberly T Williams-Parker 311 N 18th St Fort Pierce, FL 34950-3805
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VIOLATIONS:

IPMC 304.7 Roofs and Drainage

FINDINGS/ORDER:

On February 5, 2020, Special Magistrate Ross ordered 30 days to obtain a permit from the building department and repair the rotting trim around the house or be fined \$50 per day.

ACTION DATES:

- March 17, 2020 - Extension of time granted for 30 days.
 - April 17, 2020 - Extension of time granted for 60 days.
 - June 17, 2020 - Property is not in compliance. Fines started.
 - November 4, 2020 - Affidavit of Non-Compliance issued.
 - November 19, 2020 - Massey letter sent.
 - December 29, 2020 - 1st Massey request received from owner.
 - January 20, 2021 - Massey hearing was heard and continued. The Special Magistrate Ross ordered that we stop the fines from accruing as of this date and continue this request allowing the violator time to obtain the permit and comply with the conditions of the permit.
 - April 7, 2023 - Property is now in compliance. Affidavit of Compliance issued.
 - January 28, 2026 - Fine reduction request received.
- Balance: \$10,900.00

Massey Criteria:

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

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/10/2026

Started On: 02/10/2026 11:17 AM

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 02/18/2026

SUBJECT:

Case Number:	09-1790	Investigating Officer:	Isaac Saucedo
Violation Location:	518 (516) N 8th St		

CASE INFORMATION:

Case Type:	Code Enforcement - Massey
NOV Issue Date:	June 28, 2009
NTA Issue Date:	October 26, 2009

PARTIES:

CURRENT PROPERTY OWNER:	Wac Properties LLC 6153 NW Gatun DR Port St Lucie, FL 34986-3798
PREVIOUS PROPERTY OWNER:	Humble Zion Missionary Baptist Church 116 Camelot Dr Fort Pierce, FL 34946

VIOLATIONS:

Section 5-368 (1)(3)(4) Property Maintenance
Section 23-49(4) Affirmative Maintenance

FINDINGS/ORDER:

On September 1, 2010, Special Magistrate Blandino ordered the property owners to bring the structure into compliance within 30 days by maintaining it in a structurally sound condition and in good repair. The order further stated that the property owner shall not allow a structure within a historic district to fall into a state of disrepair. Failure to comply would result in fines of \$250 per day and \$100 per day for affirmative maintenance.

ACTION DATES:

October 11, 2010 - Property remained in violation. Affidavit of Non-Compliance was issued and fines started at \$350 per day. Massey letter sent to owner.
November 30, 2010 - The Order Assessing Fine and Imposing was issued.
December 1, 2010 - Lien notice sent to owner.
September 19, 2012 - Affidavit of Compliance was issued and fines were stopped.
December 9, 2025 - Lien reduction received from current property owner.
Balance: \$248,180.00

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. None
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 by Special Magistrate

Form Review

Special Magistrate Hearing - 9:00AM

5. b. 2.

Meeting Date: 02/18/2026

SUBJECT:

Case Number:	LTCL-2025-157	Investigating Officer:	Shaun Coss
Violation Location:	Dayman Ave AKA 1219 Dayman Ave (2416-602-0099-020-7)		

CASE INFORMATION:

Case Type:	Lot Clearing - Lien Reduction
NOV Issue Date:	July 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 11, 2025

PARTIES:

Property Owner:	Mohamed K N Shaffee Abdul R I Shaffee 1209 Birch ST Fort Pierce, FL 34950-4805
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VIOLATIONS:

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

FINDINGS/ORDER:

On August 13, 2025, Special Magistrate Barreau ordered the property owners to bring the property into compliance by cutting all grass and weeds, trimming all trees, shrubs, and bushes, and removing all trash and landscape debris. Failure to comply would result in a fine of \$100.00 per day.

ACTION DATES:

August 21, 2025 - Property remained in violation. Affidavit of Non-Compliance was issued and fines started.
 September 29, 2025 - Property in compliance. Fines stopped.
 October 9, 2025 - Massey letter sent.
 October 15, 2025 - Affidavit of Compliance issued.
 December 3, 2025 - The Order Assessing Fine and Imposing was issued.
 January 6, 2026 - Lien notice sent to owner.
 January 16, 2026 - Lien reduction received.
 Balance: \$6,450.00

Criteria:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. Yes
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. Case# LTCL-2025-158 - Lien on 1217 Dayman Avenue
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 by Special Magistrate

Form Review

Special Magistrate Hearing - 9:00AM

5. b. 3.

Meeting Date: 02/18/2026

SUBJECT:

Case Number:	LTCL-2025-158	Investigating Officer:	Shaun Coss
Violation Location:	1217 Dayman Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - Lien Reduction
NOV Issue Date:	July 17, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	July 17, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	July 17, 2025
Last Inspection Date:	August 11, 2025

PARTIES:

Property Owner:	Mohamed K N Shaffee Abdul R I Shaffee 1209 Birch ST Fort Pierce, FL 34950-4805
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VIOLATIONS:

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

FINDINGS/ORDER:

On August 13, 2025, Special Magistrate Barreau ordered the property owners to bring the property into compliance by cutting all grass and weeds, trimming all trees, shrubs, and bushes, and removing all trash and landscape debris. Failure to comply would result in a fine of \$100.00 per day.

ACTION DATES:

August 21, 2025 - Property remained in violation. Affidavit of Non-Compliance was issued and fines started.
September 29, 2025 - Property in compliance. Fines stopped.
October 9, 2025 - Massey letter sent.
October 15, 2025 - Affidavit of Compliance issued.
December 3, 2025 - The Order Assessing Fine and Imposing was issued.
January 7, 2026 - Lien notice sent to owner.
January 16, 2026 - Lien reduction received.
Balance: \$6,460.00

Criteria:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. Yes
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. Case# LTCL-2025-157 - Lien on 1219 Dayman Avenue
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 by Special Magistrate

Form Review

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: Case # CE-2025-727 - 2101 Hills Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-727	Investigating Officer:	Heather Debevec
Violation Location:	2101 Hills Ct		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	November 5, 202
NOV Service Method:	Regular mail
NTA Issue Date:	January 9, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 5, 2026
Last Inspection Date:	February 16, 2025

OWNER:

Owner:	Mary Chmilariski 93 S Pine ST Fellsmere, FL 32948
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VIOLATIONS:

123-37(12) - Landscape maintenance
24-19(15)(c) - Nuisances: Non-operable vehicle

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. Including cleaning off fence lines.
 - Provide proof of safe and legal operability on a public roadway, or remove the vehicle.
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: 12/02/2025 04:02 PM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: Case # CE-2025-766-2306 Avenue E
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-766	Investigating Officer:	Charmaine Kirkland
Violation Location:	2306 Avenue E		

CASE INFORMATION:

Case Type:	Certificate of Use - COMPLIED
NOV Issue Date:	November 18, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method	
Posting Date:	Green Card Received on January 6, 2026
Last Inspection Date:	January 31, 2025

OWNER:

Owner:	Baldomero Serrano Martha Barboza Sandy Barboza 2306 Avenue E Fort Pierce, FL 34950-2767
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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 7 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: Charmaine Kirkland
Final Approval Date: 02/02/2026

Started On: 12/19/2025 04:03 PM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: Case# LTCL-2026-2 - 1014 N 13th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-2	Investigating Officer:	Jarvis Gamble
Violation Location:	1014 N 13th ST		

CASE INFORMATION:

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

OWNER:

VIOLATOR:	Niclas Valderrama 11225 SW 133rd TER Miami, FL 33176-8314
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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: 02/02/2026

Started On: 01/09/2026 04:51 PM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: NOOP-2026-4 - 1209 Avenue G - 2404-443-0008-010-6
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-4	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 Avenue G - 2404-443-0008-010-6		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Violator:	Mario J. Brown 1215 Avenue G 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 10 days to:
 - Per the Notice of Violation, ensure that the black utility trailer is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 01/13/2026 11:45 AM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: NOOP-2026-5 - 1211 Avenue G
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-5	Investigating Officer:	Jarvis Gamble
Violation Location:	1211 Avenue G		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 17, 2026

OWNER:

Violator:	Ronald E. Wright Juanita Wright 1441 Pineburke LN Fort Pierce, FL 34947
Vehicle Owner:	Juanita Wright 1441 Pineburke LN Fort Pierce, FL 34947-1416

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 10 days to:
 - Per the Notice of Violation, ensure that the silver Dodge Durango is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 01/13/2026 12:11 PM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: Case # LTCL-2025-385-N 28th St (2408-113-0001-000-2)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2025-385	Investigating Officer:	Charmaine Kirkland
Violation Location:	N 28th St (2408-113-0001-000-2)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	January 14, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Stamina Investment Group Inc 609 SE 13th St Fort Lauderdale, FL 33316-2022
Additional Party:	Harry Harrell BSR 20064 Palm Avenue Dr Boca Raton, FL 33498

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/02/2026

Started On: 01/14/2026 08:46 AM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: Case# NOOP-2026-6 - 3105 Jersey Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-6	Investigating Officer:	Charmaine Kirkland
Violation Location:	3105 Jersey Ct		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	January 14, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 14, 2026

OWNER:

Owner:	Ramil & Clorene Succes 3105 Jersey Ct Fort Pierce, FL 34947
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Blue Toyota Tacoma 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: Charmaine Kirkland
Final Approval Date: 02/02/2026

Started On: 01/14/2026 11:27 AM

Special Magistrate Hearing - 9:00AM

6. a. 0.

Meeting Date: 02/18/2026
Re: NOOP-2026-8 - 704 N 13th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-8	Investigating Officer:	Jarvis Gamble
Violation Location:	704 N 13th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	January 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 16, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 16, 2026
Last Inspection Date:	February 17, 2025

OWNER:

Violator:	Imad Abed Qasem 6410 NW Friendly CIR Port St Lucie, FL 34983-1303
Vehicle Owner:	Lawanda Michele Northard 4476 28th CT Vero Beach, FL 32960

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 10 days to:
 - Per the Notice of Violation, ensure that the blue Nissan is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/02/2026

Started On: 01/15/2026 10:22 AM