

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, March 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-2025-144	Investigating Officer:	K. Lawrence
	Violation Location:	South Causeway Park		

2.	Case Number:	PK-2025-192	Investigating Officer:	K. Lawrence
	Violation Location:	Jaycee Park		

- b. **PUBLIC HEARINGS - CITATION DISPUTES**

1.	Case Number:	PK-2026-6	Investigating Officer:	K. Lawrence
	Violation Location:	800 S Ocean Dr		

- c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2025-655	Investigating Officer:	Heather Debevec
	Violation Location:	327 S 13th St		

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

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

0.	Case Number:	LTCL-2026-6	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		

1.	Case Number:	NUIS-2026-1	Investigating Officer:	Jarvis Gamble
	Violation Location:	605 Georgia Avenue		

2.	Case Number:	NOOP-2026-22	Investigating Officer:	Jarvis Gamble
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Violation Location:	1209 S 12th ST
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3.	Case Number:	NOOP-2026-17	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		

4.	Case Number:	NOOP-2026-18	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		

5.	Case Number:	NOOP-2026-19	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		

6.	Case Number:	NOOP-2026-20	Investigating Officer:	Charmaine Kirkland
	Violation Location:	705 N 23rd St		

e. **PUBLIC HEARINGS - OTHER CASES**

1.	Case Number:	FAA2025-11	Investigating Officer:	Shaun Coss
	Violation Location:	1003 N 16th St		
	Alarm Account:	493		

5. **OLD BUSINESS**

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

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

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

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

6. **FINAL MATTERS**

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

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

2.	Case Number:	NOOP-2026-21	Investigating Officer:	Jarvis Gamble
	Violation Location:	1209 S 12th ST		

3.	Case Number:	NOOP-2026-38	Investigating Officer:	Jarvis Gamble
	Violation Location:	1010 S 12TH ST		

4.	Case Number:	NOOP-2026-32	Investigating Officer:	Jarvis Gamble
	Violation Location:	1010 S 12th ST		

5.	Case Number:	NOOP-2026-29	Investigating Officer:	Jarvis Gamble
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	Violation Location:	1212 S 12th ST		
6.	Case Number:	NOOP-2026-23	Investigating Officer:	Jarvis Gamble
	Violation Location:	1212 S 12th ST		
7.	Case Number:	NOOP-2026-15	Investigating Officer:	Charmaine Kirkland
	Violation Location:	711 N 23rd St A		
8.	Case Number:	NOOP-2026-16	Investigating Officer:	Charmaine Kirkland
	Violation Location:	711 N 23rd St A		
9.	Case Number:	NOOP-2026-13	Investigating Officer:	Charmaine Kirkland
	Violation Location:	707 N 23rd St A		
10.	Case Number:	LTCL-2026-5	Investigating Officer:	Heather Debevec
	Violation Location:	314 S Ocean Dr		
11.	Case Number:	NOOP-2026-12	Investigating Officer:	Heather Debevec
	Violation Location:	2622 Newport Dr		
12.	Case Number:	CE-2025-696	Investigating Officer:	Heather Debevec
	Violation Location:	1102 S US Highway 1		
13.	Case Number:	CE-2025-758	Investigating Officer:	Heather Debevec
	Violation Location:	3216 S US Highway 1 Unit 2		
14.	Case Number:	CE-2025-722	Investigating Officer:	Heather Debevec
	Violation Location:	2111 Hills Ct		
15.	Case Number:	CE-2025-740	Investigating Officer:	Heather Debevec
	Violation Location:	2021 Golfview Ct		
16.	Case Number:	CE-2025-757	Investigating Officer:	Heather Debevec
	Violation Location:	3216 S US Highway 1		
17.	Case Number:	CE-2025-674	Investigating Officer:	Heather Debevec
	Violation Location:	3214 S US Highway 1		
18.	Case Number:	CE-2025-782	Investigating Officer:	Jarvis Gamble
	Violation Location:	1306 Havana Ave		
19.	Case Number:	CE-2025-775	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2410 Avenue D A		

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: 03/04/2026**Re:** Case# PK-2025-144 - South Causeway Park**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-144	Investigating Officer:	K. Lawrence
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Citation
Citation Issue Date:	March 20, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 20, 2026

OWNER:

VIOLATOR:	Krista Marie Souza
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20032PK	34-31(A) Improper Parking ***	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 02/12/2026

Started On: 12/04/2025 08:43 AM

Special Magistrate Hearing - 9:00AM

4. a. 2.

Meeting Date: 03/04/2026
Re: Case# PK-2025-192 - Jaycee Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-192	Investigating Officer:	K. Lawrence
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Citation
Citation Issue Date:	April 12, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 20, 2026

OWNER:

VIOLATOR:	Jamie Leonardi
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20037PK	34-31(a) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/23/2026

Started On: 02/12/2026 10:12 AM

Special Magistrate Hearing - 9:00AM

4. b. 1.

Meeting Date: 03/04/2026
Re: Case# PK-2026-6 - 800 S Ocean Dr
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2026-6	Investigating Officer:	K. Lawrence
Violation Location:	800 S Ocean Dr		

CASE INFORMATION:

Case Type:	Citation Dispute
Citation Issue Date:	January 26, 2026
NTA Issue Date:	February 11, 2026
NTA Service Method	Regular mail/ email

OWNER:

VIOLATOR:	Mark Townsend Reeder
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20270PK	34-31(a) Improper 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: 02/23/2026

Started On: 02/11/2026 03:12 PM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 03/04/2026
Re: Case# CE-2025-655 - 327 S 13th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-655	Investigating Officer:	Heather Debevec
Violation Location:	327 S 13th St		

CASE INFORMATION:

Case Type:	Code Enforcement - Stipulated
NOV Issue Date:	October 10, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	Signed Green Card Received on February 6, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Bryan Elbert 327 S 13th ST 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:
 - Paint the rusting, peeling, and bare areas 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: 02/23/2026

Started On: 12/17/2025 11:09 AM

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 03/04/2026
Re: Case# CE-2025-579 - 1011 Avenue G
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 17, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 20, 2026, Green Card Received from Five Towns Florida LLC on January 29, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Five Towns Florida LLC 21051 Bella Vista Cir Boca Raton, FL 33428
Registered Agent:	Djament Baumflek, Eli 9170 Glades RD 189 Boca Raton, FL 33434

VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Remove all loose items from outside the home and the carport.
 - Bring in or remove the pair of white chairs under the carport, the black futon-style chair that is also located under the carport, as well as the brown table chair.
 - Refrain from parking on the front lawn by parking in designated areas such as the driveway of the home.
 - Paint and or pressure wash the front door and the trim of the home and any other area where peeling, flaking and chipped paint has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

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

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

Special Magistrate Hearing - 9:00AM

4. d. 0.

Meeting Date: 03/04/2026
Re: Case # LTCL- 2026- 6- 705 N 23rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-6	Investigating Officer:	Charmaine Kirkland
Violation Location:	705 N 23rd St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	January 28, 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 28, 2026

OWNER:

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

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 02/25/2026

Started On: 02/24/2026 02:50 PM

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 03/04/2026
Re: Case# NUIS-2026-1 - 605 Georgia Avenue
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NUIS-2026-1	Investigating Officer:	Jarvis Gamble
Violation Location:	605 Georgia Avenue		

CASE INFORMATION:

Case Type:	Board Up
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator(s):	Karola Vargas Rafael Weng 10241 NW 9th ST CIR Apt 112 Miami, FL 33172
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VIOLATIONS:

103-341 - Vacant buildings: Board up required
24-19(5)(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 \$250.00 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: 02/23/2026

Started On: 01/29/2026 09:24 AM

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-22 - 1209 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-22	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 S 12th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Eddie Mitchner Jr. Rosa M. Mitchner 1209 S 12th ST FORT PIERCE, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the black Nissan Versa 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: 02/23/2026

Started On: 01/30/2026 10:26 AM

Special Magistrate Hearing - 9:00AM

4. d. 3.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-17- 705 N 23rd St
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 28, 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
Final Approval Date: 02/18/2026

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

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-18 - 705 N 23rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-18	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 28, 2026

OWNER:

Owner:	Tmesha W Ray 310 N 24th St 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 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: 02/23/2026

Started On: 01/27/2026 01:00 PM

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-19 - 705 N 23rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-19	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 28, 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
Final Approval Date: 02/23/2026

Started On: 01/27/2026 12:32 PM

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-20 -705 N 23rd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-20	Investigating Officer:	Charmaine Kirkland
Violation Location:	705 N 23rd St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 28, 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 28, 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
Final Approval Date: 02/23/2026

Started On: 01/31/2026 04:55 PM

Special Magistrate Hearing - 9:00AM

4. e. 1.

Meeting Date: 03/04/2026

Re: Case# FAA2025-11 - Alarm Appeal #493 - 1003 N 16th Street

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

SUBJECT:

Case Number:	FAA2025-11	Investigating Officer:	Shaun Coss
Violation Location:	1003 N 16th St		
Alarm Account:	493		

CASE INFORMATION:

Case Initiated:	December 18, 2025	Type of Presentation:	Alarm Appeal
NTA Sent:	February 18, 2026		

OWNER:

Appellate:	Full Gospel Church Of Deliverance 1003 N 16th Street Fort Pierce, FL 34950
Additional Party:	Johnny Taylor PO Box 422 Fort Pierce, FL 34954

VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
06/16/2025 15:47:21	14-24 Excessive False Alarm Signals	Commercial	72776	\$500.00
	Balance Due			\$500.00
	Account Balance			\$2,000.00

RECOMMENDATION:

The City requests that the Special Magistrate deny the request for appeal for invoice 72776 and find the violator be assessed the total amount due as indicated above.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/20/2026

Started On: 02/18/2026 09:14 AM

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 03/04/2026

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

Form Started By: Katherine Calderon

Started On: 02/10/2026 08:53 AM

Final Approval Date: 02/17/2026

Special Magistrate Hearing - 9:00AM

5. b. 2.

Meeting Date: 03/04/2026

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

6. a. 1.

Meeting Date: 03/04/2026
Re: Case # NOOP-2025-253 - 717 Cedar PL
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

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

OWNER:

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

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Silver Mitsubishi Galant is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 01/20/2026

Started On: 12/10/2025 11:19 AM

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 03/04/2026
Re: NOOP-2026-21 - 1209 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-21	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 S 12th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Rosa M. Mitchner 1209 S 12TH ST FORT PIERCE, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the tan Chrysler PT Cruiser 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: 02/23/2026

Started On: 01/30/2026 09:13 AM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 03/04/2026
Re: NOOP-2026-38 - 1010 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-38	Investigating Officer:	Jarvis Gamble
Violation Location:	1010 S 12TH ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles - COMPLIED
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Equity Trust Co Brenda Gibbons IRA Equity Trust Co 1010 S 12th ST 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 7 days to:
 - Per the Notice of Violation, ensure that the white Volvo 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: 02/23/2026

Started On: 02/06/2026 02:29 PM

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 03/04/2026
Re: NOOP-2026-32 - 1010 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-32	Investigating Officer:	Jarvis Gamble
Violation Location:	1010 S 12th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles - COMPLIED
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Equity Trust Co Brenda Gibbons IRA Equity Trust Co 1010 S 12th ST Fort Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Range Rover 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: 02/23/2026

Started On: 02/06/2026 02:06 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 03/04/2026
Re: NOOP-2026-29 - 1212 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-29	Investigating Officer:	Jarvis Gamble
Violation Location:	1212 S 12th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles - COMPLIED
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Rene Paul Remicile Paul 1212 S 12th ST Fort Pierce, FL 34950
Vehicle Owner:	Rose Phaica Pierre Louis 734 5th PL SW Vero Beach, FL 32962-4517

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the Nissan Altima 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: 02/23/2026

Started On: 02/06/2026 09:15 AM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 03/04/2026
Re: NOOP-2026-23 - 1212 S 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-23	Investigating Officer:	Jarvis Gamble
Violation Location:	1212 S 12th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicles - COMPLIED
NOV Issue Date:	February 3, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 3, 2026

OWNER:

Violator:	Rene Paul Remicile Paul 1212 S 12TH ST Fort Pierce, FL 34950
Vehicle Owner:	Jeftey Ocean 2305 AVENUE N Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the gray Chevrolet Equinox 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: 02/23/2026

Started On: 02/06/2026 08:36 AM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-00015-711 N 23rd St A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-15	Investigating Officer:	Charmaine Kirkland
Violation Location:	711 N 23rd St A		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
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 28, 2026

OWNER:

Owner:	Eric Rydell Chavis
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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: 02/23/2026

Started On: 01/29/2026 10:07 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 03/04/2026
Re: Case# NOOP-2026-16 - 711 N 23rd St A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-16	Investigating Officer:	Charmaine Kirkland
Violation Location:	711 N 23rd St A		

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 28, 2026

OWNER:

Owner:	Patricia Louis Bowles 711 N 23rd St B Fort Pierce, FL 34947
Additional Party:	Deloise & Clarence Taylor Jr 2700 Wildwood LN Fort Pierce, FL 34981

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 Brown Honda CR-V 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: 02/23/2026

Started On: 01/27/2026 02:23 PM

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 03/04/2026
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 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
Final Approval Date: 02/18/2026

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

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 03/04/2026
Re: Case # LTCL-2026-5 - 314 S Ocean Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-5	Investigating Officer:	Heather Debevec
Violation Location:	314 S Ocean Dr		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	January 23, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 29, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 29, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Lynne Baldwin 6197 Pine DR Lake Worth, FL 33462
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VIOLATIONS:

24-19(11)(a)(b)(iv) - Nuisances: Landscaping requirements - for properties classified as wetlands or coastal properties.

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/23/2026

Started On: 01/23/2026 10:52 AM

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 03/04/2026
Re: Case # NOOP-2026-12 - 2622 Newport Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-12	Investigating Officer:	Heather Debevec
Violation Location:	2622 Newport Dr		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	January 21, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 22, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 22, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Claudia Gonzalez (TR) 2622 Newport DR Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the blue Ford food truck is road safe and legal or removed.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/23/2026

Started On: 01/21/2026 03:19 PM

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 03/04/2026
Re: Case # CE-2025-696 - 1102 S US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-696	Investigating Officer:	Heather Debevec
Violation Location:	1102 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	October 21, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	Green Cards Received on January 27, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Jeff Biegun Holdings LLC 15835 Corporate RD N Jupiter, FL 33478
Additional Party:	Slinkman, Slinkman & Wynne 1015 W Indiantown RD 101A Jupiter, FL 33458

VIOLATIONS:

16-28 - Trees: Dead or diseased tree removal on private property

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 the dead or diseased trees on your property.
 - 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: 02/23/2026

Started On: 01/09/2026 11:26 AM

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 03/04/2026
Re: Case # CE-2025-758 - 3216 S US Highway 1 Unit 2
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-758	Investigating Officer:	Heather Debevec
Violation Location:	3216 S US Highway 1 Unit 2		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	November 13, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	February 20, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Violator:	Diversity Unisex Barbershop 3216 US Highway 1 Unit 2 Fort Pierce, FL 34950
Owner:	TC Commercial Realty LLC 9066 106th CT Vero Beach, FL 32967
Additional Party:	Ricardo Alliancin 841 SW Nichols Terrace Port St Lucie, FL 34953
Additional Party:	Roberto Gamez 13020 83rd ST Fellsmere, FL 32948

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 20 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: 02/23/2026

Started On: 12/23/2025 03:37 PM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 03/04/2026
Re: Case# CE-2025-722 - 2111 Hills Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-722	Investigating Officer:	Heather Debevec
Violation Location:	2111 Hills Ct		

CASE INFORMATION:

Case Type:	Code Enforcement - CONTINUED
NOV Issue Date:	November 4, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Card Received on January 27, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Carlos A & Letasha E Culmer 2111 Hills CT Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.1 - Exterior Structure
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 damaged or rotting fascia board.
 - Remove the board from the window.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/23/2026

Started On: 12/18/2025 08:01 AM

Special Magistrate Hearing - 9:00AM

6. a. 15.

Meeting Date: 03/04/2026
Re: Case# CE-2025-740 - 2021 Golfview Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-740	Investigating Officer:	Heather Debevec
Violation Location:	2021 Golfview Ct		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	November 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on February 3, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Roberto Cumerma 1051 Grapefruit RD SE Palm Bay, FL 32909
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VIOLATIONS:

123-37(12) - Landscape maintenance
24-19(14) - Nuisances: Parking on other than pavement
IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 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. Including cleaning off fence lines.
 - Refrain from parking in the front yard.
 - Paint the peeling areas on the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/23/2026

Started On: 12/18/2025 10:25 AM

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 03/04/2026
 Re: Case# CE-2025-757 - 3216 S US Highway 1
 Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-757	Investigating Officer:	Heather Debevec
Violation Location:	3216 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	November 13, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	February 20, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Violator:	Alben Care Services LLC 3216 S US Highway 1 Unit 1 Fort Pierce, FL 34950
Owner:	TC Commercial Realty LLC 9066 106th CT Vero Beach, FL 32967
Additional Party:	Wilna Alliancin 841 SW Nichols Terrace Port St Lucie, FL 34953
Additional Party:	Roberto Gamez 13020 83rd ST Fellsmere, FL 32948

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 15 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: 02/23/2026

Started On: 12/23/2025 03:22 PM

Special Magistrate Hearing - 9:00AM

6. a. 17.

Meeting Date: 03/04/2026
Re: Case # CE-2025-674 - 3214 S US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-674	Investigating Officer:	Heather Debevec
Violation Location:	3214 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - CONTINUED
NOV Issue Date:	October 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	January 20, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on January 28, 2026
Last Inspection Date:	March 2, 2026

OWNER:

Owner:	Commonwealth Multi- Properties USA Inc 16370 NW 8th DR Pembroke Pines, FL 33028
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VIOLATIONS:

16-28 - Trees: Dead or diseased tree removal on private property

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 the dead trees.
 - 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: 02/23/2026

Started On: 12/23/2025 02:59 PM

Special Magistrate Hearing - 9:00AM

6. a. 18.

Meeting Date: 03/04/2026
Re: Case# CE-2025-782 - 1306 Havana Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-782	Investigating Officer:	Jarvis Gamble
Violation Location:	1306 Havana Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	December 16, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 4, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 20, 2026
Last Inspection Date:	March 3, 2026

OWNER:

VIOLATOR:	Michael Forgione 1060 NE 27th WAY Pompano Beach, FL 33062
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VIOLATIONS:

Violation: 24-19(6)(a)(d) - Nuisances: Outside Storage
IPMC 302.7 - Accessory Structures.
IPMC 304.2 - Protective Treatment.

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove all trash debris scattered throughout the property.
 - Remove the stack of shingles, paint buckets, the uninstalled window, the foot board and sheet of drywall leaning against the building.
 - Ensure that all sides of the concrete slab supporting the water pump are flush with the surrounding soil to eliminate tripping hazards.
 - Pressure wash and paint all areas where there is discoloration, chipping, molding and where deterioration has occurred.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/23/2026

Started On: 01/24/2026 10:21 AM

Special Magistrate Hearing - 9:00AM

6. a. 19.

Meeting Date: 03/04/2026
Re: Case# CE-2025-775 - 2410 Avenue D A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-775	Investigating Officer:	Charmaine Kirkland
Violation Location:	2410 Avenue D A		

CASE INFORMATION:

Case Type:	Regular - COMPLIED
NOV Issue Date:	December 09, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2026
Last Inspection Date:	February 28, 2026

OWNER:

Owner:	Raja & Haifa Abed 4019 Welby DR Middlethian, VA 23113-0000
Additional Party:	Care Food Mart Inc 2410 Avenue D A Fort Pierce, FL 34947
Additional Party:	Efran U Ahmed 2794 Tennis Club DR Apt 203 West Palm Beach, FL 33417

VIOLATIONS:

117-3(b) Signs: Maintenance
 117-3(b) Signs: Vacant premises
 123-37(12) Landscape maintenance
 24-19(6)(a) Nuisances: Accumulate trash/litter
 30-28(b) SW: Containers — Issuance
 IPMC 304.2 - Protective Treatment
 PMC 304.3 - Address Identification

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Repair business sign where missing letters have been displaced.
 - Remove all signs for businesses no longer operating at this location. Signs must be replaced with a white opaque blank face.
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Remove all building equipment, litter, debris and all other trash-related items throughout the property.
 - Contact Public Works at 772-467-3794 to remove all trash containers from unoccupied business.
 - Pressure wash or paint where deterioration, discoloration, molding, and chipping has occurred throughout the north and south side of the property.
 - Place numbers to be visible from the roadway.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 02/23/2026

Started On: 01/27/2026 02:27 PM