

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 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**

1.

Case Number:	PK-2025-132	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

2.

Case Number:	PK-2025-114	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

3.

Case Number:	PK-2025-117	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

4.

Case Number:	PK-2025-118	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

5.

Case Number:	PK-2025-170	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

6.

Case Number:	PK-2025-180	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

7.

Case Number:	PK-2025- 181	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

8.

Case Number:	PK-2025-177	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2025-706	Investigating Officer:	Jarvis Gamble
	Violation Location:	716 S 12th St		
2.	Case Number:	CE-2025-791	Investigating Officer:	Jarvis Gamble
	Violation Location:	1109 Avenue F		
3.	Case Number:	CE-2026-32	Investigating Officer:	Charmaine Kirkland
	Violation Location:	317 N 27th St		
4.	Case Number:	CE-2026-33	Investigating Officer:	Charmaine Kirkland
	Violation Location:	319 N 27th St		
5.	Case Number:	CE-2026-38	Investigating Officer:	Charmaine Kirkland
	Violation Location:	703 N 23rd St		
6.	Case Number:	CE-2026-44	Investigating Officer:	Charmaine Kirkland
	Violation Location:	608 N 23rd St		
7.	Case Number:	CE-2026-57	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
8.	Case Number:	CE-2025-655	Investigating Officer:	Heather Debevec
	Violation Location:	327 S 13th St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	LTCL-2026-14	Investigating Officer:	Jarvis Gamble
	Violation Location:	McCray CT (2404-820-0018-000-3)		
2.	Case Number:	LTCL-2026-17	Investigating Officer:	Jarvis Gamble
	Violation Location:	910 N 13th St		
3.	Case Number:	NOOP-2026-43	Investigating Officer:	Jarvis Gamble
	Violation Location:	1119 Avenue F		
4.	Case Number:	NOOP-2026-28	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
5.	Case Number:	NOOP-2026-26	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Tennessee Ave		
6.	Case Number:	LTCL-2026-8	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Orange Ave (2408-507-0002-000-8)		

e. **PUBLIC HEARINGS - OTHER CASES**

1.	Case Number:	FAA2026-1	Investigating Officer:	Shaun Coss
	Violation Location:	2601 Avenue P		
	Alarm Account:	103406		

5. OLD BUSINESS

a. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

1.

Case Number:	LTCL-2025-305	Investigating Officer:	Isaac Saucedo
Violation Location:	427 Means CT		

b. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

1.

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

6. FINAL MATTERS

a. IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED

1.

Case Number:	LTCL-2026-13	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue M (2403-620-0003-000-8)		

2.

Case Number:	LTCL-2026-19	Investigating Officer:	Jarvis Gamble
Violation Location:	919 Avenue I		

3.

Case Number:	LTCL-2026-16	Investigating Officer:	Jarvis Gamble
Violation Location:	N 13th ST (2404-442-0006-000-6)		

4.

Case Number:	LTCL-2026-15	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue H (2404-442-0007-000-3)		

5.

Case Number:	NOOP-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

6.

Case Number:	NOOP-2026-36	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

7.

Case Number:	NOOP-2026-35	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

8.

Case Number:	NOOP-2026-30	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

9.

Case Number:	NOOP-2026-31	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

10.

Case Number:	PK-2025-159	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

11.

Case Number:	PK-2025-153	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

12.	Case Number:	PK-2025-133	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		
13.	Case Number:	LTCL-2026-18	Investigating Officer:	Jarvis Gamble
	Violation Location:	911 Avenue I		
14.	Case Number:	NOOP-2026-42	Investigating Officer:	Jarvis Gamble
	Violation Location:	1220 Avenue L A.K.A. 1218 Avenue L		
15.	Case Number:	CE-2026-46	Investigating Officer:	Charmaine Kirkland
	Violation Location:	716 N 23rd St		
16.	Case Number:	NOOP-2026-33	Investigating Officer:	Charmaine Kirkland
	Violation Location:	311 N 25th St		
17.	Case Number:	NOOP-2026-39	Investigating Officer:	Charmaine Kirkland
	Violation Location:	311 N 25th St		
18.	Case Number:	LTCL-2026-9	Investigating Officer:	Charmaine Kirkland
	Violation Location:	311 N 25th 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. a. 1.****Meeting Date:** 03/18/2026**Re:** Case # PK-2025-132 - South Causeway Park**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-132	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 23, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Cleibis T Peguero
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15388PK	34-31-E - Prohibited 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: Manuel Fernandez, Jr.
 Final Approval Date: 02/23/2026

Started On: 01/20/2026 12:31 PM

Special Magistrate Hearing - 9:00AM

4. a. 2.

Meeting Date: 03/18/2026

Re: Case # PK-2025-114 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025-114	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 9, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail
Posting Date:	Green Card Received on February 23, 2026

OWNER:

Vehicle Owner:	PV Holding Corp
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15377PK	34-31-C - Restricted 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: Manuel Fernandez, Jr.
Final Approval Date: 02/23/2026

Started On: 01/20/2026 04:17 PM

Special Magistrate Hearing - 9:00AM

4. a. 3.

Meeting Date: 03/18/2026

Re: Case # PK-2025-117 - South Causeway Park

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

SUBJECT:

Case Number:	PK-2025-117	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 9, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Yefri Abel Ramos Lopez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15382PK	34-31-E - Prohibited 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: Manuel Fernandez, Jr.
Final Approval Date: 02/23/2026

Started On: 01/21/2026 02:45 PM

Special Magistrate Hearing - 9:00AM

4. a. 4.

Meeting Date: 03/18/2026

Re: Case # PK-2025-118 - South Causeway Park

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

SUBJECT:

Case Number:	PK-2025-118	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	March 3, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Margaret Francois
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15385PK	34-31-E, Prohibited 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: Manuel Fernandez, Jr.
Final Approval Date: 02/23/2026

Started On: 01/21/2026 02:58 PM

Special Magistrate Hearing - 9:00AM

4. a. 5.

Meeting Date: 03/18/2026

Re: Case # PK-2025-170 - Jetty Park

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

SUBJECT:

Case Number:	PK-2025-170	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail
Posting Date:	Green Card Received on February 6, 2026

OWNER:

Vehicle Owner:	Stanley Espinal
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15395PK	34-31-E - Prohibited Parking (Sidewalks)	\$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: Manuel Fernandez, Jr.
Final Approval Date: 02/23/2026

Started On: 01/21/2026 03:29 PM

Special Magistrate Hearing - 9:00AM

4. a. 6.

Meeting Date: 03/18/2026

Re: Case # PK-2025-180 - Jetty Park

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

SUBJECT:

Case Number:	PK-2025-180	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Allen Michael Beatty
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15397PK	34-31-E - Prohibited Parking (Sidewalk)	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 01/21/2026 03:47 PM

Final Approval Date: 02/23/2026

Special Magistrate Hearing - 9:00AM

4. a. 7.

Meeting Date: 03/18/2026

Re: Case # PK-2025-181 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025- 181	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jetty Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Tarik Jalil Hammad
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15396PK	34-31-E - Prohibited Parking (Sidewalk)	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/23/2026

Started On: 01/21/2026 04:10 PM

Special Magistrate Hearing - 9:00AM**4. a. 8.****Meeting Date:** 03/18/2026**Re:** Case # PK-2025-177 - Jaycee Park**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-177	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at City Hall
Posting Date:	March 5, 2026

OWNER:

Vehicle Owner:	Henry Thomas Seth Capallia
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16405PK	34-31-C - Restricted 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: Manuel Fernandez, Jr.
 Final Approval Date: 02/23/2026

Started On: 01/22/2026 12:01 PM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 03/18/2026

Re: Case# CE-2025-706 - 716 S 12th St

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

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 28, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 11, 2026 (Continuance Letter)
NTA Service Method	Regular mail / Certified mail
Posting Date:	Green Card Received from Francisco Gonzalez on December 16, 2025
Inspection Date:	December 22, 2025

OWNER:

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

VIOLATIONS:

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

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

RECOMMENDATION:

The City requests that the Special Magistrate find the following:

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 02/10/2026

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

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 03/18/2026

Re: Case# CE-2025-791 - 1109 Avenue F

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

SUBJECT:

Case Number:	CE-2025-791	Investigating Officer:	Jarvis Gamble
Violation Location:	1109 Avenue F		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	December 31, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method	Certified mail / Posted at Property
Posting Date:	March 5, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	Chrisshella Adderley 1109 Avenue F Fort Pierce, FL 34950
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VIOLATIONS:

123-37(12) - Landscape maintenance.
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:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Paint and pressure wash the exterior of the home where discoloration, chipping, and mold are present.
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: Jarvis Gamble
Final Approval Date: 02/23/2026

Started On: 02/12/2026 08:27 AM

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 03/18/2026

Re: Case# CE-2026-32 - 317 N 27th St

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

SUBJECT:

Case Number:	CE-2026-32	Investigating Officer:	Charmaine Kirkland
Violation Location:	317 N 27th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 17, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 05, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Property Owner:	Wendy Franklin 132 Bella Rosa Cir Sanford, FL 32771-5237
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VIOLATIONS:

- 24-19 (14) - Nuisances - Parking in the front yard
- 24-19 (15)(c) - Nuisances - Non-operable vehicle
- 24-19(6)(a) - Outside storage - trash and rubbish

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Refrain from parking all vehicles and trailers in the front yard.
 - Ensure all vehicles and trailers are legally and safely operable on a roadway.
 - Remove plastic storage containers, inoperable mechanical equipment, litter, debris and all other trash-related items.
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: 03/10/2026

Started On: 02/12/2026 09:08 AM

Special Magistrate Hearing - 9:00AM**4. c. 4.****Meeting Date:** 03/18/2026**Re:** Case# CE-2026-33 - 319 N 27th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2026-33	Investigating Officer:	Charmaine Kirkland
Violation Location:	319 N 27th St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 17, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 05, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	April Jones 319 N 27th St Fort Pierce, FL 34947-3316
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VIOLATIONS:

24-19 (15)(c) — Non-operable vehicle
 24-19 (14) Nuisances: Parking on other than pavement
 24-19(6)(a) - Outside storage - trash and rubbish

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:
 - Ensure all vehicles are safely and legally operable on a roadway.
 - Refrain from parking in the front yard.
 - Remove coolers, wood boards, white poles, tarp and other trash-related items.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 03/10/2026

Started On: 02/12/2026 09:34 AM

Special Magistrate Hearing - 9:00AM

4. c. 5.

Meeting Date: 03/18/2026

Re: Case# CE-2026-38 - 703 N 23rd St

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

SUBJECT:

Case Number:	CE-2026-38	Investigating Officer:	Charmaine Kirkland
Violation Location:	703 N 23rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 23, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 05, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Asly Desruisseaux 2209 Avenue D Fort Pierce, FL 34950-2751
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VIOLATIONS:

- 123-37 (12) — Landscape maintenance
- 24-19 (15)(c) — Nuisances: Non-operable vehicle
- 24-19(6)(a) — Nuisances: Outside storage—trash and rubbish

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:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Ensure that all vehicles are safely and legally operable on a roadway.
 - Remove paint buckets, storage containers and all other trash-related items.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/10/2026

Started On: 02/12/2026 10:51 AM

Special Magistrate Hearing - 9:00AM

4. c. 6.

Meeting Date: 03/18/2026**Re:** Case # CE-2026-44 - 608 N 23rd St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2026-44	Investigating Officer:	Charmaine Kirkland
Violation Location:	608 N 23rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 28, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 05, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Conquistador Ray 608 N 23rd St Fort Pierce, FL 34950-6060
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VIOLATIONS:

123-37(12) — Landscape maintenance
 125-322(c)(1)—Fences: Height restrictions
 24-19(19)—Nuisances: Indoor furniture
 24-19(6)(a)—Nuisances: Outside storage—trash and rubbish
 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 7 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Cut and trim all hedges and trees in the front yard to meet the requirements of the code.
 - Remove all indoor-style furniture.
 - Remove paint buckets, wood boards, cardboard boxes, mechanical, construction and building equipment, litter, debris and all other trash-related items.
 - Place all trash containers on the side or rear of the house on non-collection day.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 03/10/2026

Started On: 02/12/2026 11:36 AM

Special Magistrate Hearing - 9:00AM

4. c. 7.

Meeting Date: 03/18/2026

Re: Case# CE-2026-57- 3101 Tennessee Ave

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

SUBJECT:

Case Number:	CE-2026-57	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 3, 2026
NTA Service Method:	Certified mail / Posted at Property
Posting Date:	March 5, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Randy L & Rebecca L Stotler 3101 Tennessee Ave Fort Pierce, FL 34947
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VIOLATIONS:

26-3(a) — Storage of commodity in 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 7 days to:
 - Remove all items from the bed of the white pickup and the trailer.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/10/2026

Started On: 02/25/2026 11:19 AM

Special Magistrate Hearing - 9:00AM

4. c. 8.

Meeting Date: 03/18/2026

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: 03/10/2026

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

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 03/18/2026

Re: Case# LTCL-2026-14 - McCray CT (2404-820-0018-000-3)

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

SUBJECT:

Case Number:	LTCL-2026-14	Investigating Officer:	Jarvis Gamble
Violation Location:	McCray CT (2404-820-0018-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	ASCI Now LLC 2925 SW 145th Ave Miami, FL 33175
Registered Agent:	Juan Misetich 2925 SW 145TH Ave MIAMI, FL 33175

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: 03/10/2026

Started On: 02/19/2026 12:59 PM

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 03/18/2026

Re: Case# LTCL-2026-17 - 910 N 13th St

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

SUBJECT:

Case Number:	LTCL-2026-17	Investigating Officer:	Jarvis Gamble
Violation Location:	910 N 13th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	GNG Ventures LLC 927 NE Jensen Beach BLVD Jensen Beach, FL 34957-4703
Registered Agent:	Gordon Veling Sr 927 NE Jensen Beach BLVD Jensen Beach, FL 34957

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: 03/10/2026

Started On: 02/19/2026 01:07 PM

Special Magistrate Hearing - 9:00AM**4. d. 3.****Meeting Date:** 03/18/2026**Re:** Case # NOOP-2026-43 - 1119 Avenue F**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-43	Investigating Officer:	Jarvis Gamble
Violation Location:	1119 Avenue F		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	Sunset Property Acquisition LLC 9560 Spanish Moss RD W Lake Worth, FL 33467
Vehicle Owner:	Christopher Dorlus 101 SW 75th TER Plantation, FL 33317-3249

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 white Ford pick-up truck 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 ReviewForm Started By: Jarvis Gamble
Final Approval Date: 03/10/2026

Started On: 02/19/2026 01:17 PM

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 03/18/2026

Re: Case# NOOP-2026-28 - 3101 Tennessee Ave

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

SUBJECT:

Case Number:	NOOP-2026-28	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	February 03, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026

OWNER:

Owner:	Randy Lee Stotler II 3101 Tennessee Ave Fort Pierce, FL 34947
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VIOLATIONS:

24-19(15)(c) — Nuisances: Non-operable 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 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: 02/03/2026 09:11 AM

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 03/18/2026

Re: Case# NOOP-2026-26 - 3101 Tennessee Ave

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

SUBJECT:

Case Number:	NOOP-2026-26	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Tennessee Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Randy Lee Stotler II 3101 Tennessee Ave 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: 02/03/2026 12:16 PM

Special Magistrate Hearing - 9:00AM**4. d. 6.****Meeting Date:** 03/18/2026**Re:** Case# LTCL-2026-8 - Orange Ave (2408-507-0002-000-8)**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2026-8	Investigating Officer:	Charmaine Kirkland
Violation Location:	Orange Ave (2408-507-0002-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Caraf Land 3030 LLC 7735 NW 146th St Suite 302 Miami Lakes, FL 33016-1584
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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 ReviewForm Started By: Charmaine Kirkland
Final Approval Date: 02/23/2026

Started On: 02/03/2026 12:23 PM

Special Magistrate Hearing - 9:00AM

4. e. 1.

Meeting Date: 03/18/2026

Re: Case# FAA2026-1 - 2601 Avenue P

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

SUBJECT:

Case Number:	FAA2026-1	Investigating Officer:	Shaun Coss
Violation Location:	2601 Avenue P		
Alarm Account:	103406		

CASE INFORMATION:

Case Type:	False Alarm Appeal
Alarm Dispute Received on:	January 2, 2026
NTA Sent:	March 10, 2026
NTA Service Method:	Regular mail / Email

OWNER:

VIOLATOR:	Shirley Pullins 2601 Avenue P Fort Pierce, FL 34947
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VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
11/11/2025 03:46:38	14-66 Excessive False Alarm Signals	Residential	2 (75900)	\$50.00
11/16/2025 16:51:11	14-66 Excessive False Alarm Signals	Residential	3 (75960)	\$100.00
Account Balance				\$150.00

RECOMMENDATION:

The City respectfully requests that the Special Magistrate deny the appeal request and order that the violator be assessed the total amount due, as indicated above, with payment to be made within 30 days.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/10/2026

Started On: 03/10/2026 12:27 PM

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 03/18/2026

SUBJECT:

Case Number:	LTCL-2025-305	Investigating Officer:	Isaac Saucedo
Violation Location:	427 Means CT		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	October 10, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 10, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	October 10, 2025

PARTIES:

VIOLATOR:	Affordable Home Development LLC 2350 N Old Dixie HWY Fort Pierce, FL 34946
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VIOLATIONS:

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

FINDINGS/ORDER:

On November 19, 2025, Special Magistrate Barreau granted the violators 7 days to bring the property into compliance by cutting all grass and weeds, trimming all trees, shrubs, and bushes, and removing all trash and debris. Failure to comply within the allotted time would result in a daily fine of \$100.00, and the City would proceed with the necessary steps to abate the nuisance.

ACTION DATES:

December 9, 2025 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
January 29, 2026 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
February 18, 2026 - Request for Massey hearing received from property owner.
Balance: \$5,100.00

Massey Criteria:

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

RECOMMENDATION:

The City recommends denial of the settlement offer submitted by the property owner and requests that the fines remain as previously incurred, to be paid within ninety (90) days, or the fine will revert to its original amount and a lien will be recorded against the property.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/24/2026

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

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 03/18/2026

SUBJECT:

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

CASE INFORMATION:

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

PARTIES:

Violator:	1004-1010 Seaway Dream Team LLC 800 Brickell AVE Ste 320 Miami, FL 33131-2974
Additional Party:	Diversified Corporate Services Int'l, INC. 110 SE 6th St Suite 1430 Fort Lauderdale, FL 33301
Additional Party:	Dan Eagle 3825 PGA Blvd Palm Beach Gardens, FL 33410

VIOLATIONS:

117-3(b) - Signs: Maintenance

FINDINGS/CASE FOLLOW-UP:

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

REDUCTION CRITERIA:

October 20, 2025 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
November 20, 2025 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
December 1, 2025 - 1st request for massey hearing received from previous project manager.
January 21, 2026 - 1st massey hearing heard in front of Special Magistrate Peshke. No one appeared, massey request was denied.
February 12, 2026 - 2nd request for massey hearing received by new project manager.
Balance: \$7,790.00

Reduction 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. No
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. No
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 the Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/10/2026

Started On: 03/10/2026 10:20 AM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 03/18/2026

Re: Case# LTCL-2026-13 - Avenue M (2403-620-0003-000-8)

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

SUBJECT:

Case Number:	LTCL-2026-13	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue M (2403-620-0003-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	Pentecostal Holiness Church 2709 Avenue J Fort Pierce, FL 34947
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

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

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

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 03/18/2026

Re: Case # LTCL-2026-19 - 919 Avenue I

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

SUBJECT:

Case Number:	LTCL-2026-19	Investigating Officer:	Jarvis Gamble
Violation Location:	919 Avenue I		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator(s):	Gladis L Calderon Humani Gilbert V Mendoza 4822 SW 48th Ave Davie, FL 33314
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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

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 03/18/2026

Re: Case # LTCL-2026-16 - N 13th ST (2404-442-0006-000-6)

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

SUBJECT:

Case Number:	LTCL-2026-16	Investigating Officer:	Jarvis Gamble
Violation Location:	N 13th ST (2404-442-0006-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	Be A Man Buy Land LLC 4260 SE Federal HWY Stuart, FL 34997-4937
Registered Agent:	Joseph Z Gazza 4260 SE Federal HWY Stuart, FL 34997

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

Special Magistrate Hearing - 9:00AM**6. a. 4.****Meeting Date:** 03/18/2026**Re:** case # LTCL-2026-15 - Avenue H (2404-442-0007-000-3)**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2026-15	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue H (2404-442-0007-000-3)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	IC 6 Investment LLC 66 W Flagler ST Ste 900 Miami, FL 33103-1807
Registered Agent:	Ernest Junior Isidor 66 W Flagler ST Suite 900 Miami, FL 33130

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Jarvis Gamble

Started On: 02/19/2026 01:01 PM

Special Magistrate Hearing - 9:00AM**6. a. 5.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-37 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 10:59 AM

Special Magistrate Hearing - 9:00AM**6. a. 6.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-36 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-36	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 10:49 AM

Special Magistrate Hearing - 9:00AM**6. a. 7.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-35 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-35	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 10:29 AM

Special Magistrate Hearing - 9:00AM**6. a. 8.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-30 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-30	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	NOOP-2026-30 - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 10:12 AM

Special Magistrate Hearing - 9:00AM**6. a. 9.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-31-311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-31	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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: 02/03/2026 10:01 AM

Final Approval Date: 02/23/2026

Special Magistrate Hearing - 9:00AM**6. a. 10.****Meeting Date:** 03/18/2026**Re:** Case # PK-2025-159 - South Causeway Park**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-159	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Vehicle Owner:	Elise Anne Colmenarez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16413PK	34-31-E - Prohibited 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: Manuel Fernandez, Jr.

Started On: 01/22/2026 12:46 PM

Final Approval Date: 02/23/2026

Special Magistrate Hearing - 9:00AM**6. a. 11.****Meeting Date:** 03/18/2026**Re:** Case # PK-2025-153 - South Causeway Park**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-153	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	April 6, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Vehicle Owner:	Yolanda Orbera Fernandez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16408PK	34-31-E - Prohibited 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: Manuel Fernandez, Jr.

Started On: 01/22/2026 12:10 PM

Final Approval Date: 02/23/2026

Special Magistrate Hearing - 9:00AM**6. a. 12.****Meeting Date:** 03/18/2026**Re:** Case # PK-2025-133 - South Causeway Park**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	PK-2025-133	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	March 23, 2025
NTA Issue Date:	February 4, 2026
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Vehicle Owner:	Stephanie M Lynch
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15389PK	34-31-E - Prohibited 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: Manuel Fernandez, Jr.

Started On: 01/20/2026 01:05 PM

Final Approval Date: 02/23/2026

Special Magistrate Hearing - 9:00AM**6. a. 13.****Meeting Date:** 03/18/2026**Re:** Case # LTCL-2026-18 - 911 Avenue I**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2026-18	Investigating Officer:	Jarvis Gamble
Violation Location:	911 Avenue I		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	SAA REALTY LLC PO Box 3945 Boynton Beach, FL 33424-3945
Registered Agent:	Grazi Ryan 217 E Ocean Boulevard Stuart, FL 34994

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Jarvis Gamble

Started On: 02/19/2026 01:09 PM

Special Magistrate Hearing - 9:00AM**6. a. 14.****Meeting Date:** 03/18/2026**Re:** Case # NOOP-2026-42 - 1220 Avenue L A.K.A. 1218 Avenue L**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-42	Investigating Officer:	Jarvis Gamble
Violation Location:	1220 Avenue L A.K.A. 1218 Avenue L		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 18, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 18, 2026
Last Inspection Date:	March 17, 2026

OWNER:

Violator:	Shailendra Shamdat - Andrea Gurudeo 7411 NW 23rd ST Sunrise, FL 33313-2811
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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 Chevrolet Impala is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble

Started On: 02/19/2026 01:14 PM

Special Magistrate Hearing - 9:00AM**6. a. 15.****Meeting Date:** 03/18/2026**Re:** Case # CE-2026-46-716 N 23rd st**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2026-46	Investigating Officer:	Charmaine Kirkland
Violation Location:	716 N 23rd St		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 28, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 17, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Cards Received on February 23, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Real Estate A LLC 2654 Sunshine Blvd Miramar, FL 33023-3765
Additional Party:	Nodamys Riech 2654 Sunshine Blvd Miramar, FL 33023-3765

VIOLATIONS:

24-19 (20) — Nuisances: Appliances

24-19(6)(b) — Nuisances: Outside Storage—Tires

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 5 days to:
 - Remove the washer/dryer from the carport.
 - Remove all tires throughout the property.
 - Remove wood boards and paint buckets throughout the yard.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 02/12/2026 12:18 PM

Special Magistrate Hearing - 9:00AM**6. a. 16.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-33 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-33	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 10:22 AM

Special Magistrate Hearing - 9:00AM**6. a. 17.****Meeting Date:** 03/18/2026**Re:** Case# NOOP-2026-39 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	NOOP-2026-39	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 26, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Immanuel Pentecostal Church of God 311 N 25th St Fort Pierce, FL 34947
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

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

Started On: 02/03/2026 11:22 AM

Special Magistrate Hearing - 9:00AM**6. a. 18.****Meeting Date:** 03/18/2026**Re:** Case # LTCL-2026-9 - 311 N 25th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2026-9	Investigating Officer:	Charmaine Kirkland
Violation Location:	311 N 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	January 31, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 06, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 06, 2026
Last Inspection Date:	March 14, 2026

OWNER:

Owner:	Pentecostal Church of God of Fort Pierce Inc 311 N 25th St Fort Pierce, FL 349747-3306
Additional Party:	Osmi Mauril 1102 York Ave Fort Pierce, FL 34947

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 02/03/2026 11:52 AM

Final Approval Date: 02/23/2026