

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, April 1, 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-2026-3	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3105 Jersey Ct		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	Case Number:	CE-2026-54	Investigating Officer:	Charmaine Kirkland
	Violation Location:	106 N 24th St		

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

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

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

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

6.	Case Number:	CE-2025-771	Investigating Officer:	Heather Debevec
	Violation Location:	1889 N US Highway 1		

7.	Case Number:	CE-2025-772	Investigating Officer:	Heather Debevec
	Violation Location:	1889 N US Highway 1		

8.	Case Number:	CE-2026-27	Investigating Officer:	Heather Debevec
	Violation Location:	Bonfish CT (2401-621-0001-000-1)		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	NOOP-2026-51	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1806 Havana Ave		

2.	Case Number:	LTCL-2026-11	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	807 N 19th ST		

3.	Case Number:	LTCL-2026-12	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Edgewood Terr (2404-812-0025-000-0)		

4.	Case Number:	NOOP-2026-44	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2201 S 26th St		

5.	Case Number:	NOOP-2026-45	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2105 S 26th St		

6.	Case Number:	NOOP-2026-46	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2105 S 26th St		

7.	Case Number:	LTCL-2026-24	Investigating Officer:	Jarvis Gamble
	Violation Location:	1224 Avenue G		

8.	Case Number:	LTCL-2026-25	Investigating Officer:	Jarvis Gamble
	Violation Location:	TBD (2404-801-0040-000-7)		

9.	Case Number:	LTCL-2026-26	Investigating Officer:	Jarvis Gamble
	Violation Location:	1002 Avenue H		

10.	Case Number:	NOOP-2026-47	Investigating Officer:	Jarvis Gamble
	Violation Location:	N 13th St (2404-801-0039-000-7)		

11.	Case Number:	LTCL-2026-28	Investigating Officer:	Jarvis Gamble
	Violation Location:	910 N 10th ST		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	Case Number:	LTCL-2024-182	Investigating Officer:	Isaac Saucedo
	Violation Location:	N 13th St aka 812 N 13th St (2404-442-0006-000-6)		

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

1.	Case Number:	08-562	Investigating Officer:	Shaun Coss
	Violation Location:	N 13th St (2404-442-0006-000-6)		

2.	Case Number:	24-90	Investigating Officer:	Shaun Coss
	Violation Location:	N 13th St (2404-442-0006-000-6)		

6. **FINAL MATTERS**

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

1.	Case Number:	CE-2025-713	Investigating Officer:	Heather Debevec
	Violation Location:	4105 Mariah Cir		

2.	Case Number:	NOOP-2026-27	Investigating Officer:	Heather Debevec
	Violation Location:	2422-602-0180-020-1 (2925 S US Highway 1)		

3.	Case Number:	Case # NOOP-2026-24	Investigating Officer:	Heather Debevec
	Violation Location:	2422-602-0180-020-1 (2925 S US Highway 1)		

4.	Case Number:	CE-2026-31	Investigating Officer:	Charmaine Kirkland
	Violation Location:	309 N 27th St		

5.	Case Number:	LTCL-2026-27	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2610 Kerr St		

6.	Case Number:	LTCL-2026-10	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	810 N 21st ST		

7.	Case Number:	PK-2025-208	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

8.	Case Number:	PK-2025-230	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

9.	Case Number:	PK-2025-233	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

10.	Case Number:	PK-2025-236	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

11.	Case Number:	PK-2025-237	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

12.	Case Number:	PK-2025-238	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

13.	Case Number:	LTCL-2026-20	Investigating Officer:	Jarvis Gamble
	Violation Location:	Avenue E (2404-823-0008-000-9)		

14.	Case Number:	LTCL-2026-21	Investigating Officer:	Jarvis Gamble
	Violation Location:	1216 Avenue E		
15.	Case Number:	LTCL-2026-22	Investigating Officer:	Jarvis Gamble
	Violation Location:	1218 Avenue E		
16.	Case Number:	LTCL-2026-29	Investigating Officer:	Jarvis Gamble
	Violation Location:	951 N 12th ST		
17.	Case Number:	LTCL-2026-30	Investigating Officer:	Jarvis Gamble
	Violation Location:	1021 N 12th ST		
18.	Case Number:	NOOP-2026-57	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3106 Orange Ave		
19.	Case Number:	NUIS-2026-4	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1005 N 14th ST		
20.	Case Number:	LTCL-2026-7	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	2006 Orange Ave (Cell Tower)		
21.	Case Number:	LTCL-2026-23	Investigating Officer:	Jarvis Gamble
	Violation Location:	1220 Avenue E		
22.	Case Number:	PK-2026-2	Investigating Officer:	Charmaine Kirkland
	Violation Location:	3101 Jersey Ct		
23.	Case Number:	CE-2025-353	Investigating Officer:	Heather Debevec
	Violation Location:	1301 Orange Ave		

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: 04/01/2026
 Re: Case# PK-2026-3 - 3105 Jersey Ct
 Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2026-3	Investigating Officer:	Charmaine Kirkland
Violation Location:	3105 Jersey Ct		

CASE INFORMATION:

Case Type:	Citation
Citation Issue Date:	January 13, 2026
NTA Issue Date:	February 24, 2026
NTA Service Method	Regular and Certified mail
Posting Date:	Green Card Received on March 3, 2026

OWNER:

Vehicle Owner:	James Ilysse
----------------	--------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20963PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 03/24/2026

Started On: 02/21/2026 01:55 PM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 04/01/2026
Re: Case# CE-2026-54 - 106 N 24th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-54	Investigating Officer:	Charmaine Kirkland
Violation Location:	106 N 24th St		

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 20, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Owner:	Bunker Properties LLC 2310 Orange Ave Fort Pierce, FL 34950-3787
Additional Party:	Daniel Sanchez 5159 Elpine Way Palm Beach Gardens, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Ensure all vehicles are safely and legally operable on a 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: 03/24/2026

Started On: 02/25/2026 12:07 PM

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 04/01/2026
Re: Case# CE-2025-647 - 613 S 6th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 9, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method:	Certified mail and Regular mail
Posting Date:	Green Card Received January 6, 2026
Last Inspection Date:	March 30, 2026

OWNER:

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

VIOLATIONS:

24-19(14) - Nuisances: Parking on other than pavement
24-19(6)(d) - Nuisances: Outside Storage

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Refrain from parking in the front yard.
 - Remove the tires, appliances, tools, parts, and all other loose items from outside the home.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

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

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

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 04/01/2026
Re: Case # CE-2025-598 - 208 Indian Hills Dr
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 20, 2026
Last Inspection Date:	March 30, 2026

OWNER:

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

VIOLATIONS:

IPMC 302.7 - Accessory Structures
IPMC 702.4 - Emergency escape openings

RECOMMENDATION:

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

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

Form Review

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

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

Special Magistrate Hearing - 9:00AM

4. c. 4.

Meeting Date: 04/01/2026
Re: Case# CE-2025-741 - 214 Southern Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 6, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	December 22, 2025
NTA Service Method	Certified mail, Regular Mail
Posting Date:	Green Card Received on December 31, 2025
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	Oscar Alejandro Blanca & Yonia Estrella Paneca Oliver 214 Southern AVE Fort Pierce, FL 34950
---------------	--

VIOLATIONS:

24-19(14) - Nuisances: Parking on Other than pavement

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Refrain from parking in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

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

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

Special Magistrate Hearing - 9:00AM

4. c. 5.

Meeting Date: 04/01/2026
Re: Case# CE-2025-668 - 131 N 2nd St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

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

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 14, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail
Posting Date:	Green Card Received on March 12, 2026
Last Inspection Date:	March 30, 2026

OWNER:

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

VIOLATIONS:

IPMC 304.2 - Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Clean the awnings.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

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

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

Special Magistrate Hearing - 9:00AM

4. c. 6.

Meeting Date: 04/01/2026
Re: Case# CE-2025-771 - 1889 N US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-771	Investigating Officer:	Heather Debevec
Violation Location:	1889 N US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	November 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Card Received on February 23, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	Knights Real Estate Inc 1201 Oakfield DR Ste 109 Brandon, FL 33511
---------------	--

VIOLATIONS:

IPMC 302.7 - Accessory Structures

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Repair the rusting areas of the canopy and support beams of the canopy.
 - 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: 03/24/2026

Started On: 01/14/2026 02:51 PM

Special Magistrate Hearing - 9:00AM

4. c. 7.

Meeting Date: 04/01/2026
Re: Case# CE-2025-772 - 1889 N US Highway 1
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-772	Investigating Officer:	Heather Debevec
Violation Location:	1889 N US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use Permit
NOV Issue Date:	November 25, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method:	Certified mail
Posting Date:	Green cards Received on February 23, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	H K M Corporation of 1889 N US HIGHWAY 1 FORT PIERCE, FL 34946
Additional Party:	Knights Real Estate Inc 1201 Oakfield DR Ste 109 Brandon, FL 33511

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/24/2026

Started On: 01/14/2026 03:01 PM

Special Magistrate Hearing - 9:00AM

4. c. 8.

Meeting Date: 04/01/2026
Re: Case# CE-2026-27 - Bonefish CT (2401-621-0001-000-1)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-27	Investigating Officer:	Heather Debevec
Violation Location:	Bonefish CT (2401-621-0001-000-1)		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 15, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 20, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	Beachcomber Property Owners 725 N Rt A1A Ste D101 Jupiter, FL 33477
---------------	---

VIOLATIONS:

103-203(i) - Modification of drainage flow

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove the vegetation and all other items that do not belong in the retention area.
 - 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: 03/24/2026

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

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 04/01/2026
Re: Case # NOOP-2026-51 - 1806 Havana Ave
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-51	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1806 Havana Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	March 5, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 5, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	March 5, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Vehicle Owner:	Brent R Heady
Property Owner:	Brent R Heady (EST) 1806 Havana Ave Fort Pierce, FL 34950

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 Red Toyota Tundra 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: Manuel Fernandez, Jr.
Final Approval Date: 03/24/2026

Started On: 03/11/2026 03:38 PM

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-11 - 807 N 19th ST
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-11	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	807 N 19th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 12, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Property Owner:	Charles E Byrd Johnny L Byrd PO Box 7141 Denver, CO 80207-0141
------------------------	---

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 03/24/2026

Started On: 02/08/2026 11:13 AM

Special Magistrate Hearing - 9:00AM

4. d. 3.

Meeting Date: 04/01/2026
Re: Case# LTCL-2026-12 - Edgewood Terr (2404-812-0025-000-0)
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-12	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Edgewood Terr (2404-812-0025-000-0)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 12, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Property Owner:	Everett Braynen Jr 213 N 39th ST 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: Manuel Fernandez, Jr.
Final Approval Date: 03/24/2026

Started On: 02/12/2026 11:31 AM

Special Magistrate Hearing - 9:00AM

4. d. 4.

Meeting Date: 04/01/2026
Re: Case# NOOP-2026-44 - 2201 S 26th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-44	Investigating Officer:	Charmaine Kirkland
Violation Location:	2201 S 26th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	February 20, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Owner:	Maria M Esquibel 2201 S 26th St Fort Pierce, FL 34947-4778
---------------	--

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure 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: 03/24/2026

Started On: 02/21/2026 12:15 PM

Special Magistrate Hearing - 9:00AM

4. d. 5.

Meeting Date: 04/01/2026
Re: Case# NOOP-2026-45 - 2105 S 26th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-45	Investigating Officer:	Charmaine Kirkland
Violation Location:	2105 S 26th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle
NOV Issue Date:	February 20, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Vehicle Owner:	Justin Mark De Vita 1344 NE 132nd St Kirkland, WA 98034-5609
-----------------------	--

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: 03/24/2026

Started On: 02/21/2026 12:16 PM

Special Magistrate Hearing - 9:00AM

4. d. 6.

Meeting Date: 04/01/2026
Re: Case # NOOP-2026-46 - 2105 S 26th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-46	Investigating Officer:	Charmaine Kirkland
Violation Location:	2105 S 26th St		

CASE INFORMATION:

Case Type:	Non-operable vehicle - CONTINUED
NOV Issue Date:	February 20, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Property Owner:	Ralph Joseph Devita Jr 2105 S 26th St Fort Pierce, FL 34947-4791
------------------------	--

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: 03/24/2026

Started On: 02/21/2026 12:17 PM

Special Magistrate Hearing - 9:00AM

4. d. 7.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-24 - 1224 Avenue G
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-24	Investigating Officer:	Jarvis Gamble
Violation Location:	1224 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St Lucie, FL 34986
------------------	---

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: 03/24/2026

Started On: 02/21/2026 11:39 AM

Special Magistrate Hearing - 9:00AM

4. d. 8.

Meeting Date: 04/01/2026
Re: Case# LTCL-2026-25 - TBD (2404-801-0040-000-7)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-25	Investigating Officer:	Jarvis Gamble
Violation Location:	TBD (2404-801-0040-000-7)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

VIOLATOR:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
------------------	--

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: 03/24/2026

Started On: 02/21/2026 11:41 AM

Special Magistrate Hearing - 9:00AM

4. d. 9.

Meeting Date: 04/01/2026
Re: Case# LTCL-2026-26 - 1002 Avenue H
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-26	Investigating Officer:	Jarvis Gamble
Violation Location:	1002 Avenue H		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St Lucie, FL 34986
------------------	---

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: 03/24/2026

Started On: 02/21/2026 11:43 AM

Special Magistrate Hearing - 9:00AM

4. d. 10.

Meeting Date: 04/01/2026
Re: Case # NOOP-2026-47 - N 13th St (2404-801-0039-000-7)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-47	Investigating Officer:	Jarvis Gamble
Violation Location:	N 13th St (2404-801-0039-000-7)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Property Owner:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
Violator:	Henrell Lanett Wilson

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 Buick Le Sabre 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: 03/24/2026

Started On: 02/21/2026 11:44 AM

Special Magistrate Hearing - 9:00AM

4. d. 11.

Meeting Date: 04/01/2026
Re: Case# LTCL-2026-28 - 910 N 10th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-28	Investigating Officer:	Jarvis Gamble
Violation Location:	910 N 10th ST		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 26, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 26, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes Dr Port St Lucie, FL 34986
------------------	---

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: 03/24/2026

Started On: 02/26/2026 12:51 PM

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 04/01/2026

SUBJECT:

Case Number:	LTCL-2024-182	Investigating Officer:	Isaac Saucedo
Violation Location:	N 13th St aka 812 N 13th St (2404-442-0006-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 12, 2024
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 18, 2024
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	September 18, 2024
Last Inspection Date:	September 30, 2024

PARTIES:

VIOLATOR:	Be A Man Buy Land LLC 4260 SE Federal HWY Stuart, FL 34997-4937
------------------	---

VIOLATIONS:

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

FINDINGS/ORDER:

On October 2, 2024, Special Magistrate Pelletier 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:

October 17, 2024 - Inspection done. Property still not in compliance. Affidavit of Non-Compliance was issued and fines started.
 December 1, 2024 - Inspection done. Property came into compliance. Affidavit of Compliance was issued and fines stopped.
 November 13, 2025 - New massey letter was sent.
 February 26, 2026 - Request for Massey hearing received from property owner.

Balance \$8,600.00

Massey Criteria:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: None, property was brought into compliance by City vendor.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 03/19/2026

Started On: 03/17/2026 02:55 PM

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 04/01/2026

SUBJECT:

Case Number:	08-562	Investigating Officer:	Shaun Coss
Violation Location:	N 13th St (2404-442-0006-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing Lien Reduction
NTA Issue Date:	March 17, 2026

PARTIES:

VIOLATOR:	Be A Man Buy Land LLC 4260 SE Federal HWY Stuart, FL 34997-4937
------------------	---

VIOLATIONS:

Multiple lot clearings

FINDINGS/CASE FOLLOW-UP:

February 26, 2026 - Received reduction request.
Balance \$3,948.86

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. 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. 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
Final Approval Date: 03/19/2026

Started On: 03/17/2026 03:59 PM

Special Magistrate Hearing - 9:00AM

5. b. 2.

Meeting Date: 04/01/2026

SUBJECT:

Case Number:	24-90	Investigating Officer:	Shaun Coss
Violation Location:	N 13th St (2404-442-0006-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing Lien Reduction
NTA Issue Date:	March 17, 2026

PARTIES:

VIOLATOR:	Be A Man Buy Land LLC 4260 SE Federal HWY Stuart, FL 34997-4937
------------------	---

VIOLATIONS:

Multiple lot clearings

FINDINGS/CASE FOLLOW-UP:

February 26, 2026 - Received reduction request.
Balance \$17,391.59

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 1. 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. 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
Final Approval Date: 03/19/2026

Started On: 03/17/2026 03:59 PM

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 04/01/2026
Re: Case # CE-2025-713 - 4105 Mariaha Cir
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-713	Investigating Officer:	Heather Debevec
Violation Location:	4105 Mariaha Cir		

CASE INFORMATION:

Case Type:	Certificate of Use Permit - COMPLIED
NOV Issue Date:	October 30, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at property
Posting Date:	March 20, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	M.J. Concrete & Materials LLC 1732 SW Cloverleaf ST Port Saint Lucie, FL 34953
Additional Party:	KrisGenn Properties LLC 1732 SW Cloverleaf ST Port Saint Lucie, FL 34953

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

Started On: 01/16/2026 01:57 PM

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 04/01/2026
Re: Case # NOOP-2026-27 - 2422-602-0180-020-1 (2925 S US Highway 1)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-27	Investigating Officer:	Heather Debevec
Violation Location:	2422-602-0180-020-1 (2925 S US Highway 1)		

CASE INFORMATION:

Case Type:	Non Operative Vehicles - COMPLIED
NOV Issue Date:	January 30, 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 3, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	Grime Plaza I LLC 3203 N Indian River DR Fort Pierce, FL 34946
Additional Party:	Gardner Bros Auto Lock and Key 2925 S US Highway 1 Fort Pierce, FL 34982
Additional Party:	Grimes Plaza I LLC 121 SE Via Sangro Port Saint Lucie, FL 34952
Additional Party:	Raul Rodriguez-Torres 1847 SE Port Saint Lucie BLVD Port Saint Lucie, FL 34952

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 red and white Dodge van is road safe and legal.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec

Started On: 01/30/2026 04:01 PM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 04/01/2026
Re: Case # NOOP-2026-24 - 2422-602-0180-020-1 (2925 S US Highway 1)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	Case # NOOP-2026-24	Investigating Officer:	Heather Debevec
Violation Location:	2422-602-0180-020-1 (2925 S US Highway 1)		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	January 30, 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 3, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Owner:	Grimes Plaza I LLC 3203 N Indian River DR Fort Pierce, FL 34946
Additional Party:	Grimes Plaza I LLC 121 SE Via Sangro Port St Lucie, FL 34952
Additional Party:	Raul Rodriguez-Torres 1847 SE Port St Lucie Blvd Port Saint Lucie, FL 34952

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 brown Dodge 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 Review

Form Started By: Heather Debevec

Started On: 01/30/2026 02:46 PM

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 04/01/2026
Re: Case # CE-2026-31-309 N 27th St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-31	Investigating Officer:	Charmaine Kirkland
Violation Location:	309 N 27th St		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 22, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 3, 2026
NTA Service Method:	Certified mail
Posting Date:	
Last Inspection Date:	

OWNER:

Owner:	Joyce Holloway 309 N 27th St Fort Pierce, FL 34947
---------------	--

VIOLATIONS:

24-19 (14) — Nuisances: Parked on other than pavement

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Refrain from parking in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 02/21/2026 04:40 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-27 - 2610 Kerr St
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-27	Investigating Officer:	Charmaine Kirkland
Violation Location:	2610 Kerr St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 19, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Owner:	Southern Bell Tel and Tel Attn Property Tax Dept 1010 Pine St #9E-L-01 Saint Louis, MO 63101-2015
---------------	--

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: 02/21/2026 12:13 PM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-10 - 810 N 21st ST
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-10	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	810 N 21st ST		

CASE INFORMATION:

Case Type:	LTCL-2026-10 - COMPLIED
NOV Issue Date:	February 12, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Property Owner:	Clyde Ramsumair 331 SW Becker RD Port St Lucie, FL 34953
------------------------	--

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 02/04/2026 10:39 AM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 04/01/2026
Re: Case # PK-2025-208 - South Causeway Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-208	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	April 27, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Laura Kay Burnett
-----------------------	-------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16425PK	34-31-E - Prohibited Parking (Safety Zone)	\$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: 01/25/2026 10:22 AM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 04/01/2026
Re: Case# PK-2025-230 - Jaycee Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-230	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	May 11, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Melba Yossibe Montoya Sanchez
-----------------------	-------------------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16430PK	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.

Started On: 01/25/2026 10:56 AM

Special Magistrate Hearing - 9:00AM

6. a. 9.

Meeting Date: 04/01/2026
Re: Case # PK-2025-233 - South Causeway Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-233	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	May 11, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Shaquade Monique Streeter
-----------------------	---------------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16435PK	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: 01/25/2026 11:20 AM

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 04/01/2026
Re: Case# PK-2025-236 - South Causeway Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-236	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	May 11, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Tiffany Lynn Smith
-----------------------	--------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16436PK	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: 01/25/2026 11:40 AM

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 04/01/2026
Re: Case # PK-2025-237 - South Causeway Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-237	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	May 11, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Hailie F Russell
-----------------------	------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16438PK	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: 01/25/2026 11:46 AM

Special Magistrate Hearing - 9:00AM

6. a. 12.

Meeting Date: 04/01/2026
Re: Case # PK-2025-238 - South Causeway Park
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2025-238	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED
Citation Issue Date:	May 11, 2025
NTA Issue Date:	February 13, 2026
NTA Service Method	Certified mail / Posted at City Hall

OWNER:

Vehicle Owner:	Carlos Alberto Coello
-----------------------	-----------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16440PK	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: 01/25/2026 11:59 AM

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-20 - Avenue E (2404-823-0008-000-9)
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-20	Investigating Officer:	Jarvis Gamble
Violation Location:	Avenue E (2404-823-0008-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
------------------	--

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: 02/21/2026 11:29 AM

Special Magistrate Hearing - 9:00AM

6. a. 14.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-21 - 1216 Avenue E
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-21	Investigating Officer:	Jarvis Gamble
Violation Location:	1216 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St. Lucie, FL 34986
------------------	--

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: 02/21/2026 11:32 AM

Special Magistrate Hearing - 9:00AM

6. a. 15.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-22 - 1218 Avenue E
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-22	Investigating Officer:	Jarvis Gamble
Violation Location:	1218 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St Lucie, FL 34986
------------------	---

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: 02/21/2026 11:35 AM

Special Magistrate Hearing - 9:00AM

6. a. 16.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-29 - 951 N 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-29	Investigating Officer:	Jarvis Gamble
Violation Location:	951 N 12th ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcelino 8015 Plantation Lakes Dr Port Saint Lucie, FL 34986
------------------	---

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: 02/27/2026 09:06 AM

Special Magistrate Hearing - 9:00AM

6. a. 17.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-30 - 1021 N 12th ST
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-30	Investigating Officer:	Jarvis Gamble
Violation Location:	1021 N 12th ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 27, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 27, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcelino 8015 Plantation Lakes Dr Port Saint Lucie, FL 34986
------------------	---

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: 02/27/2026 09:08 AM

Special Magistrate Hearing - 9:00AM

6. a. 18.

Meeting Date: 04/01/2026
Re: Case# NOOP-2026- 57 - 3106 Orange Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-57	Investigating Officer:	Charmaine Kirkland
Violation Location:	3106 Orange Ave		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	February 28, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	March 05, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	March 05, 2026
Last Inspection Date:	March 28, 2026

OWNER:

Owner:	Robert Lee Stoudemire 7025 Okeechobee Rd RM 203 Fort Pierce, FL 34945-2605
---------------	--

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 Red Ford Mustang 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

Special Magistrate Hearing - 9:00AM

6. a. 19.

Meeting Date: 04/01/2026
Re: Case # NUIS-2026-4 - 1005 N 14th ST
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	NUIS-2026-4	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1005 N 14th ST		

CASE INFORMATION:

Case Type:	Nuisance Abatement - COMPLIED
NOV Issue Date:	February 12, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Property Owner:	TAPS HOMES SALES 6100 HICKORY DR FORT PIERCE, FL 34982
Registered Agent:	PATRICIA A PATTERSON 6100 HICKORY DR FORT PIERCE, FL 34982

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Remove and properly dispose of all left debris resulting from the demolition of the structure. This includes, but is not limited to, drywall, concrete, wood, loose metal pieces, plastic bags and any other material that were placed at the curb or are scattered throughout the lot.
 Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 03/24/2026

Started On: 02/08/2026 11:23 AM

Special Magistrate Hearing - 9:00AM

6. a. 20.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-7 - 2006 Orange Ave (Cell Tower)
Submitted For: Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-7	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	2006 Orange Ave (Cell Tower)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 4, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 4, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Violator:	Crown Castle Business Unit 831845 2000 Corporate DR Canonsburg, PA 15317
Registered Agent:	C T Corporation System 1200 S Pine Island RD Plantation, FL 33324
Additional Party:	Crown Castle Business Unit 831845 8020 Katy Freeway Houston, TX 77024
Property Owner:	Lesly Phillips Abdel Jebbar Elbakkari 2006 Orange Ave Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Trim all overgrown trees, shrubs, and bushes around the wooden fence encasing the cell tower to the standards identified in the Notice of Violation.
 - Trim back all trees and shrubs from encroaching onto the sidewalk.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 03/24/2026

Started On: 02/03/2026 04:36 PM

Special Magistrate Hearing - 9:00AM

6. a. 21.

Meeting Date: 04/01/2026
Re: Case # LTCL-2026-23 - 1220 Avenue E
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	LTCL-2026-23	Investigating Officer:	Jarvis Gamble
Violation Location:	1220 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2026
Last Inspection Date:	March 31, 2026

OWNER:

Violator:	Vincent Marcellino 8015 Plantation Lakes DR Port St Lucie, FL 34986
------------------	---

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:
 - 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: Jarvis Gamble
Final Approval Date: 03/24/2026

Started On: 02/21/2026 11:37 AM

Special Magistrate Hearing - 9:00AM

6. a. 22.

Meeting Date: 04/01/2026
Re: Case# PK-2026-2 - 3101 Jersey Ct
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	PK-2026-2	Investigating Officer:	Charmaine Kirkland
Violation Location:	3101 Jersey Ct		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	January 13, 2026
NTA Issue Date:	February 24, 2026
NTA Service Method	Certified and Regular mail
Posting Date:	Green Card Received on March 11, 2026

OWNER:

Vehicle Owner:	Adonis Sotolongo
-----------------------	------------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20962PK	34-31(L) Parked on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 03/24/2026

Started On: 02/21/2026 01:40 PM

Special Magistrate Hearing - 9:00AM

6. a. 23.

Meeting Date: 04/01/2026
Re: Case# CE-2025-353 - 1301 Orange Ave
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2025-353	Investigating Officer:	Heather Debevec
Violation Location:	1301 Orange Ave		

CASE INFORMATION:

Case Type:	Certificate of Use Permit and Motion to Vacate - COMPLIED
NOV Issue Date:	June 3, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	February 13, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	March 20, 2026
Last Inspection Date:	March 30, 2026

OWNER:

Violator:	Shuvo & Shuvro Enterprises LLC 1802 Orange AVE Fort Pierce, FL 34950
Violator:	Orange Corner Food Mart 1301 Orange AVE Fort Pierce, FL 34950
Additional Party:	1301 TO 1317 Orange LLC 8036 Plantation Lakes DR Port St. Lucie, FL 34986
Additional Party:	1301 - 1317 Orange LLC 1306 S 14th CIR Fort Pierce, FL 34982
Additional Party:	Ramesh Kundu 1802 Orange AVE Fort Pierce, FL 34950
Additional Party:	Promesh Enterprises, Inc 1301 Orange AVE Fort Pierce, FL 34950

VIOLATIONS:

22-20(a) - Certificate of Use required

RECOMMENDATION:

The city requests that the Special Magistrate vacate the Order Determining Violation signed on October 15, 2025.

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: 03/24/2026

Started On: 12/29/2025 10:51 AM