

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 6, 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-2025-386	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.

Case Number:	CE-2026-6	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1810 N 16th ST		

2.

Case Number:	CE-2026-7	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1812 N 16th ST		

3.

Case Number:	CE-2025-781	Investigating Officer:	Jarvis Gamble
Violation Location:	709 S 7th ST		

4.

Case Number:	CE-2025-786	Investigating Officer:	Jarvis Gamble
Violation Location:	502 Quincy Ave		

5.

Case Number:	CE-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	612 N 23rd St		

6.

Case Number:	CE-2026-40	Investigating Officer:	Charmaine Kirkland
Violation Location:	707 N 23rd St A		

7.

Case Number:	CE-2026-53	Investigating Officer:	Charmaine Kirkland
Violation Location:	2306 Orange Ave		

8.	Case Number:	CE-2026-78	Investigating Officer:	Charmaine Kirkland
	Violation Location:	107 N 23rd St A		

9.	Case Number:	CE-2026-79	Investigating Officer:	Charmaine Kirkland
	Violation Location:	206 N 23rd St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	Case Number:	LTCL-2026-39	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2808 S 35th St		

2.	Case Number:	LTCL-2026-38	Investigating Officer:	Charmaine Kirkland
	Violation Location:	6201 Metal Dr		

3.	Case Number:	NOOP-2026-67	Investigating Officer:	Jarvis Gamble
	Violation Location:	1219 Avenue J		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.	Case Number:	CE-2025-519	Investigating Officer:	Isaac Saucedo
	Violation Location:	1512 Citrus Ave		

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

1.	Case Number:	23-273	Investigating Officer:	Shaun Coss
	Violation Location:	3215 Kentucky Ave		

6. **FINAL MATTERS**

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

1.	Case Number:	PK-2025-373	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

2.	Case Number:	CE-2025-779	Investigating Officer:	Jarvis Gamble
	Violation Location:	717 Cedar PL		

3.	Case Number:	PK-2026-9	Investigating Officer:	Heather Debevec
	Violation Location:	1351 Carlton Ct		

4.	Case Number:	CE-2026-51	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2310 Orange Ave		

5.	Case Number:	CE-2026-80	Investigating Officer:	Charmaine Kirkland
	Violation Location:	210 N 23rd St B		
6.	Case Number:	NOOP-2026-62	Investigating Officer:	Jarvis Gamble
	Violation Location:	1018 Trinidad Avenue		
7.	Case Number:	NOOP-2026-63	Investigating Officer:	Jarvis Gamble
	Violation Location:	1901 Oleander Blvd		
8.	Case Number:	NOOP-2026-64	Investigating Officer:	Jarvis Gamble
	Violation Location:	1209 Avenue J		
9.	Case Number:	NOOP-2026-65	Investigating Officer:	Jarvis Gamble
	Violation Location:	1227 Avenue K		
10.	Case Number:	NOOP-2026-66	Investigating Officer:	Jarvis Gamble
	Violation Location:	1227 Avenue K		
11.	Case Number:	CE-2025-717	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	1211 Ormond Ave		
12.	Case Number:	NOOP-2026-46	Investigating Officer:	Charmaine Kirkland
	Violation Location:	2105 S 26th St		
13.	Case Number:	CE-2026-47	Investigating Officer:	Jarvis Gamble
	Violation Location:	4101 Oleander Avenue		

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: 05/06/2026

Re: Case # PK-2025-386 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025-386	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	December 7, 2025
NTA Issue Date:	March 18, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on March 25, 2026

OWNER:

Vehicle Owner:	Melissa Kayes
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15940PK	34-31-A - Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

Started On: 03/15/2026 10:01 AM

Special Magistrate Hearing - 9:00AM

4. c. 1.

Meeting Date: 05/06/2026

Re: Case # CE-2026-6 - 1810 N 16th ST

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

SUBJECT:

Case Number:	CE-2026-6	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1810 N 16th ST		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 15, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Card Received on March 27, 2026
Last Inspection Date:	May 4, 2026

OWNER:

Property Owner:	Tionca Hudson 5849 Taka LN Lithonia, GA 30038-2994
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VIOLATIONS:

- IPMC 304.1 - Exterior Structure
- 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:
 - Repair the section of fascia board and soffit that is hanging by the front door
 - Pressure wash and paint where staining, molding, and or discoloration has occurred on the structure.
 - 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: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

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

Special Magistrate Hearing - 9:00AM

4. c. 2.

Meeting Date: 05/06/2026

Re: Case# CE-2026-7 - 1812 N 16th ST

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

SUBJECT:

Case Number:	CE-2026-7	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1812 N 16th ST		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 15, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 23, 2026
Last Inspection Date:	May 4, 2026

OWNER:

Property Owner:	Rodney Eugene Sands 1002 N Avenue D Apt A FORT PIERCE, FL 34950
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VIOLATIONS:

123-37(12) Landscape maintenance
IPMC 304.3 - Address Identification

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
 - Place house numbers on the structure.
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: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

Started On: 02/24/2026 12:38 PM

Special Magistrate Hearing - 9:00AM

4. c. 3.

Meeting Date: 05/06/2026

Re: Case # CE-2025-781 - 709 S 7th ST

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

SUBJECT:

Case Number:	CE-2025-781	Investigating Officer:	Jarvis Gamble
Violation Location:	709 S 7th ST		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 22, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method	Certified mail /
Posting Date:	April 24, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Violator:	Tyler Willes 709 S 7th ST Fort Pierce, FL 34950
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VIOLATIONS:

- 123-37(12) — Landscape maintenance.
- 24-19(14) - Nuisances: Parked on other than pavement.
- 24-19(6)(b) — Nuisances: Outside storage.
- 24-19(6)(c) — Nuisances: Outside storage
- 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 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.
 - Move all trailers from the front lawn to a designated parking area such as the driveway.
 - Remove all tires, lawnmowers and water heaters from the front yard.
 - Remove all ladders, stacks of wood, wooden frames, wooden tables, wooden shelving, and piles of sheet metal from the front yard.

- Remove the bundle of miscellaneous items located at the north end of the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.
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Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/14/2026 12:41 PM

Special Magistrate Hearing - 9:00AM

4. c. 4.

Meeting Date: 05/06/2026

Re: Case # CE-2025-786 - 502 Quincy Ave

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

SUBJECT:

Case Number:	CE-2025-786	Investigating Officer:	Jarvis Gamble
Violation Location:	502 Quincy Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 28, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18 , 2026
NTA Service Method	Certified mail
Posting Date:	April 24, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Violator:	CQI Unlimited LLC 1618 N 19th ST Fort Pierce, FL 34950-2006
Registered Agent:	Clarencia Q Ingram 2221 N 53rd ST Fort Pierce, FL 34946

VIOLATIONS:

IPMC 304.7 - Roofs and Drainage.

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:
 - Replace all areas where the shingles are missing with new shingles, and clean the roof to remove weathering and staining.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/14/2026 12:51 PM

Special Magistrate Hearing - 9:00AM**4. c. 5.****Meeting Date:** 05/06/2026**Re:** Case# CE-2026-37 - 612 N 23rd St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	CE-2026-37	Investigating Officer:	Charmaine Kirkland
Violation Location:	612 N 23rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 22, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 24, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	All Around Town LLC 2225 NW 32nd Terr Lauderdale Lakes, FL 33311-2722
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VIOLATIONS:

24-19 (15)(c) — Nuisances: Non-operable vehicles
 24-19 (19) — Nuisances — Indoor furniture
 IPMC 702.4 - Emergency escape openings
 IPMC 304.2- Protective treatment
 IPMC 304.13- Window, Skylight and Door Frames

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 and trailers are safely and legally operable on a roadway.
 - Remove all indoor-style furniture.
 - Remove boards from all windows throughout the property.
 - Pressure wash or paint where discoloration, deterioration, molding and chipping has occurred throughout the property.
 - Repair all broken windows throughout the property.
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 04/08/2026

Started On: 03/14/2026 01:24 PM

Special Magistrate Hearing - 9:00AM

4. c. 6.

Meeting Date: 05/06/2026

Re: Case# CE-2026-40 - 707 N 23rd St A

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

SUBJECT:

Case Number:	CE-2026-40	Investigating Officer:	Charmaine Kirkland
Violation Location:	707 N 23rd St A		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 23, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 24, 2026
Last Inspection Date:	May 2, 2026

OWNER:

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

24-19 (15)(c) — Non-operable vehicles
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:
 - Ensure all vehicles are safely and legally operable on a roadway.
 - Pressure wash or paint where chipping, deterioration, discoloration and molding has occurred throughout the property.
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: 04/08/2026

Started On: 03/14/2026 01:40 PM

Special Magistrate Hearing - 9:00AM

4. c. 7.

Meeting Date: 05/06/2026

Re: Case# CE-2026-53 - 2306 Orange Ave

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

SUBJECT:

Case Number:	CE-2026-53	Investigating Officer:	Charmaine Kirkland
Violation Location:	2306 Orange Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	April 24, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	Rebecca Mondono 2306 Orange Ave Fort Pierce, FL 34950-3787
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VIOLATIONS:

- 24-19 (15)(c) — Nuisances: Non-operable vehicle
- 24-19 (19) — Nuisances: Indoor style furniture
- 24-19 (6)(a) — Nuisances: Outside storage
- 24-19 (6)(c) — Nuisances: Building and construction materials

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, vessels and trailers are safely and legally operable on a roadway.
 - Remove all indoor style furniture throughout the property.
 - Remove paint buckets, milk crates, coolers, mattresses, litter and debris.
 - Remove wood boards, door and window frames and all other building and construction materials.
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: 04/08/2026

Started On: 03/14/2026 01:13 PM

Special Magistrate Hearing - 9:00AM

4. c. 8.

Meeting Date: 05/06/2026
Re: Case# CE-2026-78 - 107 N 23rd St A
Submitted For: Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

SUBJECT:

Case Number:	CE-2026-78	Investigating Officer:	Charmaine Kirkland
Violation Location:	107 N 23rd St A		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method	Certified mail
Posting Date:	Green Card Received on March 23, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	Emilie Alouption Guesty K Alouption Claire A Norzelus 1450 SW Dimperio Ave Port St Lucie, FL 34953-7036
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VIOLATIONS:

- 123-37 (12) — Landscape Maintenance
- 24-19 (19) — Nuisances — Indoor style furniture
- 26-3(a) - Storage of commodities
- 24-19(6)(a)- Nuisances-Outside storage
- 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 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.
 - Remove all indoor-style furniture.
 - Remove all items from the bed of the white pickup truck.
 - Remove all tires throughout the property.
 - Remove boards from all windows throughout the property.
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: 04/08/2026

Started On: 03/14/2026 01:58 PM

Special Magistrate Hearing - 9:00AM

4. c. 9.

Meeting Date: 05/06/2026

Re: Case# CE-2026-79 - 206 N 23rd St

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

SUBJECT:

Case Number:	CE-2026-79	Investigating Officer:	Charmaine Kirkland
Violation Location:	206 N 23rd St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	February 14, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	April 2, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Card Received on April 14, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	Maria Luna 110 Sunrise Dr Fort Pierce, FL 34945-4125
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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 and trailers 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: 04/08/2026

Started On: 03/27/2026 09:52 AM

Special Magistrate Hearing - 9:00AM

4. d. 1.

Meeting Date: 05/06/2026**Re:** Case# LTCL-2026-39 - 2808 S 35th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

Case Number:	LTCL-2026-39	Investigating Officer:	Charmaine Kirkland
Violation Location:	2808 S 35th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 08, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 10, 2026
Last Inspection Date:	May 02, 2026

OWNER:

Owner:	Yale Developers LLC 1002 E Newport Center Dr Ste 200 Deerfield Beach, FL 33442-7752
Additional Party:	Corporation Service Company 1201 Hays Street Tallahassee, FL 32301

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: 04/08/2026 05:00 PM

Final Approval Date: 04/28/2026

Special Magistrate Hearing - 9:00AM

4. d. 2.

Meeting Date: 05/06/2026

Re: Case# LTCL-2026-38 - 6201 Metal Drive

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

SUBJECT:

Case Number:	LTCL-2026-38	Investigating Officer:	Charmaine Kirkland
Violation Location:	6201 Metal Dr		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	April 08, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 10, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 10, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	Fort Pierce Commercial Prop 321 Royal Poinciana Plaza Palm Beach, FL 33408
Additional Party:	Louis L Hamby III 321 Royal Poinciana Plaza Suite 321 Palm Beach, FL 33408

VIOLATIONS:

24-19 (11)(a)(b)(iii) — Landscape requirements for properties larger than 3 acres.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
 - The landscape requirements of Sec. 24-19 (11)(b) shall be required for a 100' wide strip from every road, alley, public or private right of way and every developed parcel.
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day being assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 04/28/2026

Started On: 04/08/2026 04:37 PM

Special Magistrate Hearing - 9:00AM

4. d. 3.

Meeting Date: 05/06/2026

Re: Case# NOOP-2026-67 - 1219 Avenue J

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-67	Investigating Officer:	Jarvis Gamble
Violation Location:	1219 Avenue J		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Violator:	Hezekiah Taylor Jr Theresa Taylor Streeter 1219 Avenue J Fort Pierce, FL 34950
Vehicle Owner(s):	Hezikiah Taylor Jr Hezekiah Demond Taylor

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 F-150 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 Review

Special Magistrate Hearing - 9:00AM

5. a. 1.

Meeting Date: 05/06/2026

SUBJECT:

Case Number:	CE-2025-519	Investigating Officer:	Isaac Saucedo
Violation Location:	1512 Citrus Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	August 29, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	October 29, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	Green Card Received on November 7, 2025
Last Inspection Date:	December 1, 2025

PARTIES:

Owner:	Bridget Virgil 1512 Citrus AVE Fort Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 - Protective Treatment
 IPMC 304.6 - Exterior Walls
 24-19(14) - Nuisances: Parking on other than pavement

FINDINGS/ORDER:

On December 3, 2025, Special Magistrate Peshke gave the violator 60 days to paint the peeling, rusting, discolored areas on the poles and home, to repair or replace the rotting and damaged exterior wood on the home, to obtain any necessary permits and comply with all permit conditions, and to refrain from parking in the front yard. Failure to comply by the time given would result in a daily fine of \$100.

ACTION DATES:

February 12, 2026 - Property remained out of compliance. Affidavit of Non-Compliance issued.
 March 10, 2026 - Massey letter sent to owner.
 April 7, 2026 - Fine dispute received.
 The property remains out of compliance. The current balance is \$8,320.00 and continues to accrue at \$100 per day.

Massey Criteria:

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

RECOMMENDATION:

To be determined by the Special Magistrate.

Form Review

Special Magistrate Hearing - 9:00AM

5. b. 1.

Meeting Date: 05/06/2026

SUBJECT:

Case Number:	23-273	Investigating Officer:	Shaun Coss
Violation Location:	3215 Kentucky Ave		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	February 2, 2023
NOV Service Method:	Regular mail
NTA Issue Date:	March 24, 2023
NTA Service Method	Certified mail / Posted at property
Posting Date:	April 5, 2023

PARTIES:

VIOLATOR:	CLAUDIA GONZALEZ (TR) 3215 KENTUCKY AVE FORT PIERCE, FL 34947
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VIOLATIONS:

IPMC 304.2 Protective treatment.

FINDINGS/CASE FOLLOW-UP:

On May 3, 2023, Special Magistrate Pelletier gave the violator 10 days to pressure wash and or paint the structure, or a fine of \$100.00 per day would be assessed.

April 6, 2024 - Property remained out of compliance. Affidavit of Non-Compliance issued. Fines started.

April 17, 2024 - Massey letter sent to owner.

December 11, 2024 - Order Assessing Fine and Imposing Lien issued.

February 20, 2026 - Affidavit of Compliance issued. Fines stopped.

March 31, 2026 - Reduction request received.

Balance: \$68,500.00

REDUCTION CRITERIA:

- a. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - a. Yes
- b. 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)?
 - a. No
- c. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - a. No, there is a Building Dept Lien (24-1277) on 719 S 24th St.
- d. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - a. 1
- e. Whether granting of the reduction is in the best interest of the City?
 - a. To be determined by the Special Magistrate

RECOMMENDATION:

To be determined by the Special Magistrate

Form Review

Form Started By: Katherine Calderon

Started On: 04/24/2026 03:59 PM

Final Approval Date: 04/27/2026

Special Magistrate Hearing - 9:00AM

6. a. 1.

Meeting Date: 05/06/2026

Re: Case # PK-2025-373 - Jaycee Park

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

SUBJECT:

Case Number:	PK-2025-373	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	November 2, 2025
NTA Issue Date:	March 18, 2026
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	Green Card Received on March 25, 2026

OWNER:

Vehicle Owner:	Isaiah Benitez
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15938PK	34-31-A - Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

Started On: 03/15/2026 09:32 AM

Special Magistrate Hearing - 9:00AM

6. a. 2.

Meeting Date: 05/06/2026

Re: Case # CE-2025-779 - 717 Cedar PL

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

SUBJECT:

Case Number:	CE-2025-779	Investigating Officer:	Jarvis Gamble
Violation Location:	717 Cedar PL		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 22, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail
Posting Date:	Green Cards Received on March 30, 2026
Last Inspection Date:	May 2, 2026

OWNER:

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

VIOLATIONS:

24-19(6)(d) - Nuisances: Outside storage.
IPMC 304.2 - Protective Treatment.

RECOMMENDATION:

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

1. The violator(s) be given 7 days to:
 - Remove the storage containers and all other miscellaneous items scattered throughout the property from the structure that is located at the southwest end of the property.
 - Pressure wash all affected areas of both structures, and repaint the exterior walls, trim, and fascia boards wherever there is discoloration, peeling or chipped paint, mold, or visible deterioration.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/14/2026 12:39 PM

Special Magistrate Hearing - 9:00AM

6. a. 3.

Meeting Date: 05/06/2026

Re: Case # PK-2026-9 - 1351 Carlton Ct

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

SUBJECT:

Case Number:	PK-2026-9	Investigating Officer:	Heather Debevec
Violation Location:	1351 Carlton Ct		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	February 11, 2026
NTA Issue Date:	March 18, 2026
NTA Service Method	Regular & Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Anglers Contractors
Owner:	Gregory Aron Tison Jr

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15436PK	34-31(l) Parked on 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: Heather Debevec
Final Approval Date: 04/08/2026

Started On: 02/24/2026 03:14 PM

Special Magistrate Hearing - 9:00AM

6. a. 4.

Meeting Date: 05/06/2026

Re: Case # CE-2026-51-2310 Orange Ave

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

SUBJECT:

Case Number:	CE-2026-51	Investigating Officer:	Charmaine Kirkland
Violation Location:	2310 Orange Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	January 30, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	May 02, 2026

OWNER:

Owner:	Bunker Properties LLC 2310 Orange Ave Fort Pierce, FL 34950
Additional Party:	Daniel Sanchez 5159 Elpine Way Palm Beach Gardens, FL 33418

VIOLATIONS:

IPMC 304.13 - Window, Skylight and Door Frames

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:
 - Replace all broken windows throughout the property.
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: 04/08/2026

Started On: 03/14/2026 01:43 PM

Special Magistrate Hearing - 9:00AM

6. a. 5.

Meeting Date: 05/06/2026

Re: Case # CE-2026-80 - 210 N 23rd St B

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

SUBJECT:

Case Number:	CE-2026-80	Investigating Officer:	Charmaine Kirkland
Violation Location:	210 N 23rd St B		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	February 18, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Card Received on April 1, 2026
Last Inspection Date:	May 02, 2026

OWNER:

Owner:	Kimberly Tucker Johnathan Tucker Tamara Tucker 207 N 22nd St Fort Pierce, FL 34950
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VIOLATIONS:

- 24-19 (19) — Nuisances: Indoor style furniture
- 24-19(6)(a) — Nuisances: Outside Storage
- 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:
 - Remove all indoor-style furniture
 - Remove plastic storage containers, litter, debris and all other trash-related items throughout the property.
 - Place all trash containers on the side or rear of the house on non-collection days.
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: 04/08/2026

Started On: 03/14/2026 01:19 PM

Special Magistrate Hearing - 9:00AM

6. a. 6.

Meeting Date: 05/06/2026

Re: Case # NOOP-2026-62 - 1018 Trinidad Ave

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-62	Investigating Officer:	Jarvis Gamble
Violation Location:	1018 Trinidad Avenue		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 5, 2026

OWNER:

Violator	Jonathan Garcia 1018 Trinidad Ave Fort Pierce, FL 34982-4332
Vehicle Owner:	Flor De Maria Cleaning Services LLC

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 Dodge Ram 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 Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 04/08/2026 12:37 PM

Special Magistrate Hearing - 9:00AM

6. a. 7.

Meeting Date: 05/06/2026

Re: Case # NOOP-2026-63 - 1901 Oleander Blvd

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-63	Investigating Officer:	Jarvis Gamble
Violation Location:	1901 Oleander Blvd		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 5, 2026

OWNER:

Violator:	Chantale A. Jean-Charles 1901 Oleander Blvd Fort Pierce, FL 34950
Vehicle Owner:	Maria De Jesus Calderon

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

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 04/08/2026 12:38 PM

Special Magistrate Hearing - 9:00AM

6. a. 8.

Meeting Date: 05/06/2026

Re: Case # NOOP-2026-64 - 1209 Avenue J

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-64	Investigating Officer:	Jarvis Gamble
Violation Location:	1209 Avenue J		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 5, 2026

OWNER:

Violator:	Samson Williams II - Marion Williams - Annie Jo Williams (EST) 804 Massengale CIR Copperas Cove, TX 76522-8837
Vehicle Owner:	Isaias Basaldua Osornio 1209 Avenue J Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
 - Per the Notice of Violation, ensure that the white GMC Yukon 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. 9.

Meeting Date: 05/06/2026

Re: Case # NOOP-2026-65 - 1227 Avenue K

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-65	Investigating Officer:	Jarvis Gamble
Violation Location:	1227 Avenue K		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 5, 2026

OWNER:

Violator:	Rakesh Raj M Perumal - Sangeetha Rajappa 2372 Jasper Hill DR San Ramon, CA 94582-4661
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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 gold Ford Explorer 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: 04/08/2026 12:41 PM

Special Magistrate Hearing - 9:00AM

6. a. 10.

Meeting Date: 05/06/2026

Re: Case # NOOP-2026-66 - 1227 Avenue K

Submitted For: Shaun Coss, Community Response Director, Code Enforcement

SUBJECT:

Case Number:	NOOP-2026-66	Investigating Officer:	Jarvis Gamble
Violation Location:	1227 Avenue K		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	April 7, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 7, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	April 7, 2026
Last Inspection Date:	May 5, 2026

OWNER:

Violator:	Rakesh Raj M Perumal - Sangeetha Rajappa 2372 Jasper Hill DR San Ramon, CA 94582-4661
Vehicle Owner:	Wilson Charles

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

Form Review

Form Started By: Jarvis Gamble

Started On: 04/08/2026 12:42 PM

Special Magistrate Hearing - 9:00AM

6. a. 11.

Meeting Date: 05/06/2026

Re: Case# CE-2025-717 - 1211 Ormond Ave

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

SUBJECT:

Case Number:	CE-2025-717	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	1211 Ormond Ave		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	November 11, 2025
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail / Posted at property
Posting Date:	Green Card Received on April 7, 2026
Last Inspection Date:	May 4, 2026

OWNER:

Property Owner:	Efrain Garcia Salvador Garcia 1214 Ormond Ave Fort Pierce, FL 34950-6560
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VIOLATIONS:

- 24-19(6)(b) Nuisances: Accumulate tires/appliances
- 24-19(6)(c) Nuisances: Accumulate wood/lumber/tool
- 34-31(j)(2) Parking: Commercial vehicles

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:
 - Remove all tires, loose wood, and wooden pallets
 - Remove all tractors, dump trucks, and any other commercial vehicle from the lot.
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: Manuel Fernandez, Jr.
Final Approval Date: 04/08/2026

Started On: 02/24/2026 02:38 PM

Special Magistrate Hearing - 9:00AM**6. a. 12.****Meeting Date:** 05/06/2026**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 - COMPLIED
NOV Issue Date:	March 28, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	April 03, 2026
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	April 03, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Owner:	Justin Mark De Vita
Additional Party:	Ralph Joseph DeVita Jr

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: 04/02/2026 09:51 AM

Final Approval Date: 04/08/2026

Special Magistrate Hearing - 9:00AM

6. a. 13.

Meeting Date: 05/06/2026

Re: Case # CE-2026-47 - 4101 Oleander AVE

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

SUBJECT:

Case Number:	CE-2026-47	Investigating Officer:	Jarvis Gamble
Violation Location:	4101 Oleander Avenue		

CASE INFORMATION:

Case Type:	Code Enforcement - PULLED BY STAFF
NOV Issue Date:	Feb 3, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	March 18, 2026
NTA Service Method:	Certified mail
Posting Date:	April 28, 2026
Last Inspection Date:	May 2, 2026

OWNER:

Violator:	Geza M. Szini Sebo Jozsef N. Rau 17555 Collins AVE APT 2006 Sunny Isles Beach, FL 33160
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VIOLATIONS:

- 123-37(12) — Landscape maintenance.
- 24-19(6)(d) — Nuisances: Outside Storage.
- 30-28(c) — 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.
 - Remove the pile of miscellaneous items located under the carport in the backyard.
 - Place trash and recycling bins to the side or rear of the home on non-collection days.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble
Final Approval Date: 04/08/2026

Started On: 03/14/2026 01:04 PM