SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 4, 2026 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

   a. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

4. **NEW BUSINESS**

   a. **PUBLIC HEARINGS - CITATIONS**

1.

Case Number:	PK-2026-172	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

2.

Case Number:	PK-2026-184	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

3.

Case Number:	PK-2026-212	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk of N 2nd St		

4.

Case Number:	PK-2026-226	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

5.

Case Number:	PK-2026-258	**Investigating Officer:**	Jose Bravo
Violation Location:	105 N 2nd St		

6.

Case Number:	PK-2026-262	**Investigating Officer:**	Jose Bravo
Violation Location:	223 Orange Ave		

7.

Case Number:	PK-2026-317	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk S 2nd ST		

8.

Case Number:	PK-2026-320	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2nd St		

9.

Case Number:	PK-2026-333	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

10.

Case Number:	PK-2026-335	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

11.

Case Number:	PK-2026-240	**Investigating Officer:**	Holly Forbis

Violation Location:	1000 Blk Wheeler Ter		

12.

Case Number:	PK-2026-197	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk of Marina Way		

b. **PUBLIC HEARINGS - CITATION DISPUTES**

1.

Case Number:	PK-2026-358	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Block of Atlantic Ave		

c. **PUBLIC HEARINGS - VIOLATION CASES**

1.

Case Number:	CE-2026-604	**Investigating Officer:**	Jarvis Gamble
Violation Location:	604 Azalea Ave		

2.

Case Number:	CE - 2026-467	**Investigating Officer:**	Heather Debevec
Violation Location:	1717 S US Highway 1		

3.

Case Number:	CE-2026-468	**Investigating Officer:**	Heather Debevec
Violation Location:	1717 S US Highway 1		

4.

Case Number:	CE-2026-519	**Investigating Officer:**	Heather Debevec
Violation Location:	317 Means Ct		

5.

Case Number:	CE -2026- 529	**Investigating Officer:**	Heather Debevec
Violation Location:	901 S US Highway 1		

6.

Case Number:	CE-2026-598	**Investigating Officer:**	Heather Debevec
Violation Location:	309 Granada St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.

Case Number:	LTCL-2026-242	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	S 25th ST (2433-312-0001-000-1)		

2.

Case Number:	LTCL-2026-243	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	Cortez Blvd (2421-233-0002-000-9)		

3.

Case Number:	LTCL-2026-149	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2434-501-0004-000-5)		

4.

Case Number:	NUIS - 2026-20	**Investigating Officer:**	Heather Debevec
Violation Location:	309 Granada St		

5.

Case Number:	LTCL-2026-187	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1223 Avenue G		

6.

Case Number:	LTCL-2026-133	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2696 McNeil Rd		

7.

Case Number:	LTCL-2026-134	**Investigating Officer:**	Charmaine Kirkland

	Violation Location:	TBD (2419-422-0003-000-9)		

8.

Case Number:	LTCL-2026-135	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	Okeechobee Rd (2419-113-0001-000-6)		

9.

Case Number:	LTCL-2026-137	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	4715 Okeechobee Rd		

10.

Case Number:	LTCL-2026-139	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2596 McNeil Rd		

11.

Case Number:	LTCL-2026-140	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	3000 Virginia Ave		

12.

Case Number:	LTCL-2026-141	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	TBD (2404-608-0096-000-1)		

13.

Case Number:	LTCL-2026-150	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1111 Hemlock Cir		

14.

Case Number:	LTCL-2026-151	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1109 Hemlock Cir		

15.

Case Number:	LTCL-2026-152	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1113 Hemlock Cir		

16.

Case Number:	LTCL-2026-153	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1115 Hemlock Cir		

17.

Case Number:	LTCL-2026-154	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1117 Hemlock Cir		

18.

Case Number:	LTCL-2026-166	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2504 Avenue J		

19.

Case Number:	LTCL-2026-168	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	207 N 27th St		

e. **PUBLIC HEARINGS - OTHER CASES**

5. **OLD BUSINESS**

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

1.

Case Number:	CE-2025-521	**Investigating Officer:**	Isaac Saucedo
Violation Location:	1604 Citrus Ave		

2.

Case Number:	CE-2025-359	**Investigating Officer:**	Isaac Saucedo
Violation Location:	412 N US Highway 1		

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

6. **FINAL MATTERS**

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

1.

Case Number:	PK-2026-302	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk S 2nd Street		

2.

Case Number:	LTCL-2026-136	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	Okeechobee Rd (2419-124-0005-000-8)		

3.

Case Number:	LTCL-2026-138	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2591 McNeil Rd		

4.

Case Number:	LTCL-2026-169	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2707 Orange Ave		

5.

Case Number:	LTCL-2026-174	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	201 N 29th St		

6.

Case Number:	LTCL-2026-142	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2512 Avenue L		

7.

Case Number:	LTCL-2026-175	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1218 Avenue E		

8.

Case Number:	LTCL-2026-176	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1220 Avenue E		

9.

Case Number:	LTCL-2026-177	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1219 Avenue F		

10.

Case Number:	LTCL-2026-178	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1215 Avenue F		

11.

Case Number:	LTCL-2026-179	**Investigating Officer:**	Jarvis Gamble
Violation Location:	Avenue E (2404-823-0008-000-9)		

12.

Case Number:	LTCL-2026-180	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1120 Avenue E		

13.

Case Number:	LTCL-2026-181	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1006 Avenue E		

14.

Case Number:	LTCL-2026-183	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1204 Avenue E		

15.

Case Number:	LTCL-2026-185	**Investigating Officer:**	Jarvis Gamble
Violation Location:	Avenue G (2404-822-0024-000-4)		

16.

Case Number:	LTCL-2026-189	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1224 Avenue G		

17.

Case Number:	LTCL-2026-127	**Investigating Officer:**	Heather Debevec

	Violation Location:	S US Highway 1 (2427-601-0031-010-1)		

18.

Case Number:	LTCL-2026-129	**Investigating Officer:**	Heather Debevec
Violation Location:	1811 S Indian River Dr		

19.

Case Number:	NOOP-2026-145	**Investigating Officer:**	Heather Debevec
Violation Location:	3047 S US Highway 1		

20.

Case Number:	NOOP-2026-147	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2434-501-0004-000-5)		

21.

Case Number:	LTCL-2026-148	**Investigating Officer:**	Heather Debevec
Violation Location:	722 S US Highway 1		

22.

Case Number:	LTCL-2026-155	**Investigating Officer:**	Heather Debevec
Violation Location:	2050 S US Highway 1		

23.

Case Number:	LTCL-2026-163	**Investigating Officer:**	Heather Debevec
Violation Location:	224 S US Highway 1		

24.

Case Number:	LTCL-2026-164	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2410-701-0087-000-0)		

25.

Case Number:	LTCL-2026-165	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2410-701-0085-000-6)		

26.

Case Number:	PK-2026-242	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

27.

Case Number:	PK-2026-246	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk N 2nd St		

28.

Case Number:	PK-2026-269	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk N 2nd St		

29.

Case Number:	PK-2026-270	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Block Atlantic Avenue		

30.

Case Number:	PK-2026-209	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk of S 2nd St		

31.

Case Number:	PK-2026-203	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk of S 2nd St		

32.

Case Number:	PK-2026-206	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Of Orange Ave		

33.

Case Number:	PK-2026-236	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

34.

Case Number:	PK-2026-248	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2nd St		

35.

Case Number:	CE-2026-293	**Investigating Officer:**	Heather Debevec

	Violation Location:	3224 S US Highway 1		

36.

Case Number:	LTCL-2026-235	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	1610 Avenue K		

37.

Case Number:	LTCL-2026-240	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	614 N 21st ST		

38.

Case Number:	LTCL-2026-241	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	608 N 21st ST		

39.

Case Number:	PK-2026-251	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

40.

Case Number:	PK-2026-256	**Investigating Officer:**	Jose Bravo
Violation Location:	133 S 2nd St		

41.

Case Number:	PK-2026-261	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2d St		

42.

Case Number:	PK-2026-264	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk S 2nd St		

43.

Case Number:	PK-2026-267	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Atlantic Ave		

44.

Case Number:	PK-2026-293	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk S 2nd St		

45.

Case Number:	PK-2026-295	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

46.

Case Number:	PK-2026-303	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Atlantic Ave		

47.

Case Number:	NOOP-2026-153	**Investigating Officer:**	Jarvis Gamble
Violation Location:	2908 S 10th ST		

48.

Case Number:	NOOP-2026-152	**Investigating Officer:**	Jarvis Gamble
Violation Location:	2908 S 10th ST		

49.

Case Number:	CE -2026-565	**Investigating Officer:**	Heather Debevec
Violation Location:	1809 S US Highway 1		

50.

Case Number:	LTCL-2026-173	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2802 Orange Ave		

51.

Case Number:	NOOP-2026-00163	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1217 Avenue D		

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: 11/04/2026

Re: PK-2026-172 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-172	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 21,2026
NTA Issue Date:	September 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall

OWNER:

Owner:	Gina Marie Stephen

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16962PK	34-31(d) Parking Time Limited	$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: Holly Forbis Started On: 08/26/2026 09:08 AM

Final Approval Date: 10/05/2026

Special Magistrate Hearing - 9:00AM **4. a. 2.**

Meeting Date: 11/04/2026

Re: PK-2026-184 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-184	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 27, 2026
NTA Issue Date:	September 15, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall

OWNER:

Owner:	Jessica Valencia Flores
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16965PK	34-31(d): Parking Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/08/2026 10:57 AM

Final Approval Date: 10/05/2026

Special Magistrate Hearing - 9:00AM **4. a. 3.**

Meeting Date: 11/04/2026

Re: PK-2026-212 - 100 blk of N 2nd St

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

SUBJECT:

Case Number:	PK-2026-212	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk of N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 31, 2026
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Austin Jones

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14400PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of $78.00.

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: Kathrine Batchelor Started On: 09/22/2026 04:19 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. a. 4.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-226 - 100 Blk N 2nd St

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

SUBJECT:

Case Number:	PK-2026-226	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 5, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Aiden Alex McKinley

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13626PK	34-31(D) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/22/2026 04:36 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. a. 5.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-258 - 105 N 2nd St

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

SUBJECT:

Case Number:	PK-2026-258	**Investigating Officer:**	Jose Bravo
Violation Location:	105 N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 13, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Azarrieah Brooks

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14051PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:06 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. a. 6.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-262 - 223 Orange Ave

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

SUBJECT:

Case Number:	PK-2026-262	**Investigating Officer:**	Jose Bravo
Violation Location:	223 Orange Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 13, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	David Covarrubias

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13647PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:12 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. a. 7.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-317 - 100 BLK S 2nd ST

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

SUBJECT:

Case Number:	PK-2026-317	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk S 2nd ST		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 27, 2026
NTA Issue Date:	October 7, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on October 15, 2026

OWNER:

Owner:	Jace Hunter Lunn

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14073PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 10/06/2026 10:42 AM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. a. 8.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-320 - 300 BLK S 2nd ST

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

SUBJECT:

Case Number:	PK-2026-320	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 28, 2026
NTA Issue Date:	October 7, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Abel Perez Mandujano & Mary Pauline Mandujano

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14075PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 10/06/2026 10:55 AM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. a. 9.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-333 - 100 BLK ORANGE AVE

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

SUBJECT:

Case Number:	PK-2026-333	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	September 3, 2026
NTA Issue Date:	October 7, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Cooper Alan Osteen

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13877PK	34-32(b): Parking: Loading Zone	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 10/06/2026 11:43 AM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. a. 10.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-335 - 100 BLK ORANGE AVE

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

SUBJECT:

Case Number:	PK-2026-335	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	September 3, 2026
NTA Issue Date:	October 7, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Nathalie Audet

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13879PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 10/06/2026 11:53 AM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. a. 11.**

Meeting Date: 11/04/2026

Re: PK-2026-240 - 1000 Blk Wheeler Ter

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

SUBJECT:

Case Number:	PK-2026-240	**Investigating Officer:**	Holly Forbis
Violation Location:	1000 Blk Wheeler Ter		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 4, 2026
NTA Issue Date:	September 30, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Darren Keith Gilbert
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16981PK	34-31(L) Parking: Right of Way	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/14/2026 10:56 AM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **4. a. 12.**

Meeting Date: 11/04/2026

Re: PK-2026-197 - 200 Blk of Marina Way

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

SUBJECT:

Case Number:	PK-2026-197	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk of Marina Way		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 30, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Carrie Fydenkevez
Owner:	Abbie Lee Fydenkevez

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16698PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of $78.00.

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: Kathrine Batchelor Started On: 09/22/2026 04:02 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. b. 1.**

Meeting Date: 11/04/2026

Re: PK-2026-358 - Citation 13998 - Dispute

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

SUBJECT:

Case Number:	PK-2026-358	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Block of Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation Dispute
Citation Issue Date:	September 8, 2026
NTA Issue Date:	September 15, 2026
NTA Service Method	Regular and email

OWNER:

Owner:	George Joseph Asea Jr

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Total Due
13998PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$60.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of $60.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Kathrine Batchelor Started On: 09/15/2026 03:01 PM

Final Approval Date: 10/05/2026

Special Magistrate Hearing - 9:00AM **4. c. 1.**

Meeting Date: 11/04/2026

Re: Case # CE-2026-604 - 604 Azalea Ave

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

SUBJECT:

Case Number:	CE-2026-604	**Investigating Officer:**	Jarvis Gamble
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 11, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 8, 2026
NTA Service Method	Certified Mail/ regular mail/ Posted at property
Posting Date:	Green Card Received on October 19, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982

VIOLATIONS:

123-37(12) — Landscape maintenance.
24-19(14) - Nuisances: Parking on other than pavement.
26-3(a) — Storage of commodities in a 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 to:
   - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
   - Refrain from parking on the front lawn by parking in a designated parking area such as the driveway.
   - Remove all items from the bed of the truck and store them in an enclosed area.

Failure to comply by the date ordered will result in a fine of 100.00 per day being assessed.

Form Review

Form Started By: Jarvis Gamble Started On: 10/03/2026 10:56 AM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. c. 2.**

Meeting Date: 11/04/2026

Re: Case # CE - 2026-467 - 1717 S US Highway 1

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

SUBJECT:

Case Number:	CE - 2026-467	**Investigating Officer:**	Heather Debevec
Violation Location:	1717 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use
NOV Issue Date:	July 8, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Bamboo Palms LLC 4017 Gator Trace RD Fort Pierce, FL 34982
Additional Party:	Law Offices of Michael J. Heath, PA 167 108th AVE Treasure Island, FL 33706
Additional Party:	TruckParkingClub.com 129 Christian RD Ringgold, GA 30736
Additional Party:	Fineberg, Arnold, & Associates, LLC 801 W State Road 436 Suite 2067 Altemonte Springs, FL 32714

VIOLATIONS:

125-187 - Zoning: Allowed uses
125-4 - Zoning compliance
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 60 days to obtain zoning conditional use and compliance and 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: 09/23/2026 08:28 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. c. 3.**

Meeting Date: 11/04/2026

Re: Case # CE-2026-468 - 1717 S US Highway 1

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

SUBJECT:

Case Number:	CE-2026-468	**Investigating Officer:**	Heather Debevec
Violation Location:	1717 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 8, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Bamboo Palms LLC 4017 Gator Trace RD Fort Pierce, FL 34982
Additional Party:	Law Offices of Michael J. Heath, PA 167 108th AVE Treasure Island, FL 33706

VIOLATIONS:

125-322(b)(5) - Fences: Permit 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:
   - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance. Including fence lines.
2. Failure to comply by the date ordered will result in a fine of $250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec Started On: 09/23/2026 08:41 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. c. 4.**

Meeting Date: 11/04/2026

Re: Case # CE-2026-519 - 317 Means Ct

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

SUBJECT:

Case Number:	CE-2026-519	**Investigating Officer:**	Heather Debevec
Violation Location:	317 Means Ct		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 14, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Nyjil Austin 317 Means CT Fort Pierce, FL 34950

VIOLATIONS:

24-19(19) - Nuisances: Furniture kept or stored outdoors

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
    - Bring in or remove the indoor styled dining set from the 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 Started On: 09/03/2026 10:26 AM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **4. c. 5.**

Meeting Date: 11/04/2026

Re: Case # CE -2026- 529 - 901 S US Highway 1

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

SUBJECT:

Case Number:	CE -2026- 529	**Investigating Officer:**	Heather Debevec
Violation Location:	901 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	July 17, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Johnny King & Jean Claude Paul 780 SW Ancona RD Port Saint Lucie, FL 34953
Additional Party:	Rolin Dorsainvil 629 Glenview Ave Fort Pierce, FL 34982
Additional Party:	Rolin Auto Sales INC Po Box 12315 Fort Pierce, FL 34979
Additional Party:	Rolin Dorsainvil 901 S US Highway 1 Fort Pierce, FL 34950

VIOLATIONS:

123-37(11)(e) - Required landscape area
24-19(2) - Nuisances: Obstructing Passage

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:
   - Refrain from parking, displaying merchandise, or placing other items in or over any required landscape areas.
   - Refrain from parking in entry exit ways and on right of way.
2. Failure to comply by the date ordered will result in a fine of $250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec Started On: 09/23/2026 01:03 PM

Final Approval Date: 10/21/2026

Special Magistrate Hearing - 9:00AM **4. c. 6.**

Meeting Date: 11/04/2026

Re: Case # CE-2026-598 - 309 Granada St

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

SUBJECT:

Case Number:	CE-2026-598	**Investigating Officer:**	Heather Debevec
Violation Location:	309 Granada St		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	September 1, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	Novemebr 2, 2026

OWNER:

Owner:	Lori Bella 309 Granada ST Fort Pierce, FL 34949

VIOLATIONS:

123-37(12) - Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
   - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance.
2. Failure to comply by the date ordered will result in a fine of $100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec Started On: 09/24/2026 02:28 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **4. d. 1.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-242 - S 25th ST (2433-312-0001-000-1)

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

SUBJECT:

Case Number:	LTCL-2026-242	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	S 25th ST (2433-312-0001-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 21, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 21, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Property Owner:	ISL HOLDINGS LLC 5121 S US HIGHWAY 1 FORT PIERCE, FL 34982
Registered Agent:	Finney, Linnes 1961 SW Park Place Suite 202 Port St. Lucie, FL 34986

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 60' 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: Manuel Fernandez, Jr. Started On: 09/23/2026 04:24 PM

Final Approval Date: 10/01/2026

Special Magistrate Hearing - 9:00AM **4. d. 2.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-243 - Cortez Blvd (2421-233-0002-000-9)

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

SUBJECT:

Case Number:	LTCL-2026-243	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	Cortez Blvd (2421-233-0002-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 16, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 21, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 21, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Property Owner:	MRM Ventures II LLC 18501 Pines BLVD Ste 107 Pembroke Pines, FL 33029-1414
Registered Agent:	MORLEY, TIMOTHY C 18501 PINES BLVD 107 PEMBROKE, FL 33029

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.
   - 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: Manuel Fernandez, Jr. Started On: 09/30/2026 03:28 PM

Final Approval Date: 10/01/2026

Special Magistrate Hearing - 9:00AM **4. d. 3.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-149 - S US Highway 1 (2434-501-0004-000-5)

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

SUBJECT:

Case Number:	LTCL-2026-149	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2434-501-0004-000-5)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 19, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 19, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Goose Development Fund LLC 18978 Point DR Tequesta, FL 33469
Additional Party:	Goose Development Fund LLC 253 Country Club DR Tequesta, FL 33469
Additional Party:	Jeck, Harris, Raynor & Jones, PA 790 Juno Ocean Walk Ste 600 Juno Beach, FL 33408

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 30 days to:
    - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
    - The landscape requirements of Sec. 24-19 (11)(b) shall be required for a 100' wide strip from every road, alley, public or private right of way and every developed parcel.
    - Remove all trash and debris, including landscape debris generated from bringing the property into compliance
4. Failure to comply by the date ordered will result in:
    - A fine of $100.00 per day being assessed for each day the violation continues.
    - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec Started On: 09/03/2026 02:50 PM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **4. d. 4.**

Meeting Date: 11/04/2026

Re: Case # NUIS - 2026-20 - 309 Granada St

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

SUBJECT:

Case Number:	NUIS - 2026-20	**Investigating Officer:**	Heather Debevec
Violation Location:	309 Granada St		

CASE INFORMATION:

Case Type:	Stagnent Water
NOV Issue Date:	October 14, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 16, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 16, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Lori Bella 309 Granada ST Fort Pierce, FL 34949

VIOLATIONS:

24-19(9) - Nuisance abatement: Stagnant Water

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 5 days to:
    - Per the Notice of Violation, ensure the pool is maintained in a healthy functional state.
4. Failure to comply by the date ordered will result in:
    - A fine in the amount of $100 per day being assessed for each day the violation continues.

Form Review

Form Started By: Heather Debevec Started On: 10/14/2026 01:26 PM

Final Approval Date: 10/20/2026

Special Magistrate Hearing - 9:00AM **4. d. 5.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-187 - 1223 Avenue G

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

SUBJECT:

Case Number:	LTCL-2026-187	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1223 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	J H & Gloria B Dickerson 3006 Langston Dr Fort Pierce, FL 34946

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: 09/01/2026 09:59 AM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **4. d. 6.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-133-2696 McNeil Rd

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

SUBJECT:

Case Number:	LTCL-2026-133	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2696 McNeil Rd		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	District Board Of Trustees Of Indian River State College Florida 3209 Virginia Ave Fort Pierce, FL 34981-5541

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 Started On: 08/26/2026 12:11 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 7.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-134-TBD (2419-422-0003-000-9)

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

SUBJECT:

Case Number:	LTCL-2026-134	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	TBD (2419-422-0003-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	District Board Of Trustees Of Indian River State College Florida 3209 Virginia Ave Fort Pierce, FL 34981-5541

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 Started On: 08/26/2026 12:12 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 8.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-135-Okeechobee Rd (2419-113-0001-000-6)

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

SUBJECT:

Case Number:	LTCL-2026-135	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	Okeechobee Rd (2419-113-0001-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Fort Pierce Hartman LLC 2055 S Kanner Highway Stuart, FL 34994-0000
Additional Party:	Boyd Bradfield 100 SW Albany Avenue Second Floor Stuart, FL 34994

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 Started On: 08/26/2026 12:13 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 9.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-137-4715 Okeechobee Rd

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

SUBJECT:

Case Number:	LTCL-2026-137	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	4715 Okeechobee Rd		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	District Board Of Trustees Of Indian River State College Florida 3209 Virginia Ave Fort Pierce, FL 34981-5541

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 Started On: 08/26/2026 12:16 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 10.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-139-2596 McNeil Rd

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

SUBJECT:

Case Number:	LTCL-2026-139	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2596 McNeil Rd		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	District Board of Trustees Of Indian River State College Florida 3209 Virginia Ave Fort Pierce, FL 34981-5541

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.
    - 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 Started On: 08/26/2026 12:18 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 11.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-140-3000 Virginia Ave

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

SUBJECT:

Case Number:	LTCL-2026-140	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	3000 Virginia Ave		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Fort Pierce Hartman Okeechobee LLC 100 SW Albany Ave Second Floor Stuart, FL 34994
Additional Party:	Boyd G Bradfield Jr 2100 NW Pine Tree Way Stuart, FL 34994

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 Started On: 08/26/2026 11:25 AM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 12.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-141-TBD (2404-608-0096-000-1)

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

SUBJECT:

Case Number:	LTCL-2026-141	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	TBD (2404-608-0096-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	First Ft Pierce Developers LLC 7 Ronald Dr Monsey, NY 10952
Additional Party:	Cheskel Meisels 180 Citra St De Leon Springs, FL 32130

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.
    - 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: 08/28/2026 01:02 PM

Final Approval Date: 08/31/2026

Special Magistrate Hearing - 9:00AM **4. d. 13.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-150-1111 Hemlock Cir

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

SUBJECT:

Case Number:	LTCL-2026-150	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1111 Hemlock Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Jeanne Arias 223 N 2nd St 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:
    - 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: 08/26/2026 12:19 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 14.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-151-1109 Hemlock Cir

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

SUBJECT:

Case Number:	LTCL-2026-151	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1109 Hemlock Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Jeanne Arias 223 N 2nd St 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:
    - 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: 08/26/2026 04:12 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 15.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-152-1113 Hemlock Cir

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

SUBJECT:

Case Number:	LTCL-2026-152	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1113 Hemlock Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Jeanne Arias 223 N 2nd St 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:
    - 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: 08/26/2026 04:13 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 16.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-153-1115 Hemlock Cir

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

SUBJECT:

Case Number:	LTCL-2026-153	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1115 Hemlock Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Jeanne Arias 223 N 2nd St 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:
    - 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: 08/26/2026 04:15 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 17.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-154-1117 Hemlock Cir

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

SUBJECT:

Case Number:	LTCL-2026-154	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1117 Hemlock Cir		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Jeanne Arias 223 N 2nd St 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:
    - 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: 08/26/2026 04:16 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 18.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-166-2504 Avenue J

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

SUBJECT:

Case Number:	LTCL-2026-166	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2504 Avenue J		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Manuel Fuentes 5687 E 4th Ave Hialeah, FL 33013

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: 08/26/2026 12:21 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **4. d. 19.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-168-207 N 27th St

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

SUBJECT:

Case Number:	LTCL-2026-168	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	207 N 27th St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Candice Rivers Enterprises LLC 2148 Landsmere Dr SE Mableton, GA 30126

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: 08/26/2026 04:17 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **5. a. 1.**

Meeting Date: 11/04/2026

SUBJECT:

Case Number:	CE-2025-521	**Investigating Officer:**	Isaac Saucedo
Violation Location:	1604 Citrus Ave		

CASE INFORMATION:

Case Type:	Massey Hearing
NTA Issue Date:	

PARTIES:

Owner:	Claudia Jean Sophia Joseph Mutilda Jean 715 SW Lakehurst DR Port St Lucie, FL 34983-2461

VIOLATIONS:

24-19(14) Nuisances: Parked in front yard
24-19(19) Nuisances: Indoor furniture
24-19(6)(d) Nuisances: Accumulated junk
30-28(c) SW: Containers: When placed

FINDINGS/ORDER:

On December 3, 2025, Special Magistrate Jennifer D. Peshke found that violations existed and ordered the property owner to correct them within 10 days, or face a daily fine of $250.

ACTION DATES:

August 29, 2025 - Notice of Violation
December 3, 2025 - Order Determining Violation
December 19, 2025 - Affidavit of Non-compliance - Fines started
January 8, 2026 - Affidavit of Compliance - Fines stopped
September 3, 2026 - Massey letter issued

RECOMMENDATION:

To be determined by the Special Magistrate.

Form Review

Form Started By: Jenifer Crespo-Martinez Started On: 09/23/2026 10:19 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **5. a. 2.**

Meeting Date: 11/04/2026

Re: Case# CE-2025-359 - 412 N US Highway 1

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

SUBJECT:

Case Number:	CE-2025-359	**Investigating Officer:**	Isaac Saucedo
Violation Location:	412 N US Highway 1		

CASE INFORMATION:

Case Type:	CE-2025-359
NTA Issue Date:	September 9, 2026
NTA Service Method	Regular mail / Email

OWNER:

Owner:	MMH FAMILY LLC 440 NW 69th ST Boca Raton, FL 33487-2357

VIOLATIONS:

117-3(b) - Signs: Vacant premises
123-37(12) - Landscape maintenance
241-19(b)(c) - Nuisances: Accumulate wood/lumber/tool
IPMC 302.3 - Sidewalks & Driveways
IPMC 304.2 - Protective Treatment

FINDINGS:

November 5, 2025 - Special Magistrate Barraeu found the owners in violation and gave 30 days to comply or be fined $250 daily.
December 29, 2025 - Affidavit of Non-Compliance issued. Fines started.
September 9, 2026 - Massey letter sent to owner.
August 24, 2026 - Received Massey request.
Balance: $74,020.00

ACTION:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violators to correct the violations: None
3. Any previous violations committed by the violator: CE-2025-358 Status: Closed/Complied

RECOMMENDATION:

Staff recommends that the violator pay the amount due ($74,020.00) within 30 days.

Form Review

Form Started By: Jenifer Crespo-Martinez Started On: 09/09/2026 10:56 AM

Final Approval Date: 10/08/2026

Special Magistrate Hearing - 9:00AM **6. a. 1.**

Meeting Date: 11/04/2026

Re: PK-2026-302 - 100 Blk S 2nd Street

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

SUBJECT:

Case Number:	PK-2026-302	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk S 2nd Street		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	July 22, 2026
NTA Issue Date:	September 15, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall

OWNER:

Owner:	Ana M Adkison

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16970PK	34-31(d) Parking Time Limited	$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: Holly Forbis Started On: 08/26/2026 10:28 AM

Final Approval Date: 10/05/2026

Special Magistrate Hearing - 9:00AM **6. a. 2.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-136-Okeechobee Rd (2419-124-0005-000-8)

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

SUBJECT:

Case Number:	LTCL-2026-136	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	Okeechobee Rd (2419-124-0005-000-8)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	District Board Of Trustees Of Indian River State College Florida 3209 Virginia Ave Fort Pierce, FL 34981-5541

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 Started On: 08/26/2026 12:15 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **6. a. 3.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-138-2591 McNeil Rd

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

SUBJECT:

Case Number:	LTCL-2026-138	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2591 McNeil Rd		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 25, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Mic McNeil LLC 880 Jupiter Park Dr Ste 10 Jupiter, FL 33458-8901
Additional Party:	Mason Investment Company LLC 880 Jupiter Park Dr Ste 10 Jupiter, FL 33458-8901

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 Started On: 08/26/2026 12:17 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **6. a. 4.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-169-2707 Orange Ave

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

SUBJECT:

Case Number:	LTCL-2026-169	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2707 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	First Haitian Free Church of Nazarene By Faith Inc 220 S Orange Blossom Trl Orlando, FL 32805-2204
Additional Party:	Joseph G Divra 3020 Barrios Ave Orlando, FL 32811

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: 08/26/2026 04:19 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **6. a. 5.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-174-201 N 29TH St

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

SUBJECT:

Case Number:	LTCL-2026-174	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	201 N 29th St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Denia Estrada 2306 Florida Ave Fort Pierce, FL 34950-6230

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: 08/27/2026 09:26 AM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **6. a. 6.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-142-2512 Avenue L

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

SUBJECT:

Case Number:	LTCL-2026-142	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2512 Avenue L		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 27, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Maciel Trucking Inc 16595 87th LN Loxahatchee, FL 33470-2722
Additional Party:	Cleber S Maciel 8106 59th Court Tamarac, FL 33321

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: 08/27/2026 04:07 PM

Final Approval Date: 08/31/2026

Special Magistrate Hearing - 9:00AM **6. a. 7.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-175 - 1218 Avenue E

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

SUBJECT:

Case Number:	LTCL-2026-175	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1218 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	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: 08/29/2026 04:38 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 8.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-176 - 1220 Avenue I

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

SUBJECT:

Case Number:	LTCL-2026-176	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1220 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	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: 08/29/2026 04:40 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 9.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-177 - 1219 Avenue F

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

SUBJECT:

Case Number:	LTCL-2026-177	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1219 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	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: 08/29/2026 04:41 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 10.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-178 - 1215 Avenue F

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

SUBJECT:

Case Number:	LTCL-2026-178	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1215 Avenue F		

CASE INFORMATION:

Case Type:	Lot Clearing COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	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: 08/29/2026 04:42 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 11.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-179 - Avenue E (2404-823-0008-000-9)

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

SUBJECT:

Case Number:	LTCL-2026-179	**Investigating Officer:**	Jarvis Gamble
Violation Location:	Avenue E (2404-823-0008-000-9)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Vince Marcellino III 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: 08/29/2026 04:43 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 12.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-180 - 1120 Avenue E

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

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SUBJECT:

Case Number:	LTCL-2026-180	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1120 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	IC Investments Development LLC 66 W Flagler ST STE 900 Miami, FL 33130

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Jarvis Gamble Started On: 08/29/2026 04:47 PM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 13.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-181 - 1006 Avenue E

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

SUBJECT:

Case Number:	LTCL-2026-181	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1006 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Contouring By TY LLC 638 SW 5th AVE Delray Beach, FL 33444

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: 09/01/2026 09:28 AM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 14.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-183 - 1204 Avenue E

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

SUBJECT:

Case Number:	LTCL-2026-183	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1204 Avenue E		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Telco Investments LLC 6050 Pitch LN Boynton Beach, Fl 33437
Registered Agent:	Terry Coley PO Box 742371 Boynton Beach, FL33474

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: 09/01/2026 09:36 AM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 15.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-185 - 1401 San Diego Avenue

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

SUBJECT:

Case Number:	LTCL-2026-185	**Investigating Officer:**	Jarvis Gamble
Violation Location:	Avenue G (2404-822-0024-000-4)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Honestly Contracting & Construction LLC 402 SE Volkerts TER Port St. Lucie, FL 34983
Registered Agent:	REGISTERED AGENTS INC 7901 4th ST STE 300 St. Petersburg, FL 33702

VIOLATIONS:

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

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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: 09/01/2026 09:44 AM

Final Approval Date: 09/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 16.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-189 - 1224 Avenue G

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

SUBJECT:

Case Number:	LTCL-2026-189	**Investigating Officer:**	Jarvis Gamble
Violation Location:	1224 Avenue G		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 4, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 4, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 4, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	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: 09/01/2026 10:04 AM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **6. a. 17.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-127 - S US Highway 1 (2427-601-0031-010-1)

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

SUBJECT:

Case Number:	LTCL-2026-127	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2427-601-0031-010-1)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 17, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 17, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

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

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

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

Form Review

Form Started By: Heather Debevec Started On: 09/03/2026 09:52 AM

Final Approval Date: 09/03/2026

Special Magistrate Hearing - 9:00AM **6. a. 18.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-129 - 1811 S Indian River Dr

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

SUBJECT:

Case Number:	LTCL-2026-129	**Investigating Officer:**	Heather Debevec
Violation Location:	1811 S Indian River Dr		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 17, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 17, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	David M & Adelina B Lamos 805 Delaware 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:
    - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
    - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

Failure to comply by the date ordered will result in:

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

Form Review

Form Started By: Heather Debevec Started On: 09/03/2026 10:07 AM

Final Approval Date: 09/03/2026

Special Magistrate Hearing - 9:00AM **6. a. 19.**

Meeting Date: 11/04/2026

Re: Case # NOOP-2026-145 - 3047 S US Highway 1

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

SUBJECT:

Case Number:	NOOP-2026-145	**Investigating Officer:**	Heather Debevec
Violation Location:	3047 S US Highway 1		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	August 19, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 19, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Joyce Nipper 3601 Cottonwood DR Fort Pierce, FL 34981
Additional Party:	Manny's Service & Repair

VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
    - Per the Notice of Violation, ensure that the silver delivery truck is road safe and legal or removed.
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, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec Started On: 09/03/2026 01:28 PM

Final Approval Date: 09/03/2026

Special Magistrate Hearing - 9:00AM **6. a. 20.**

Meeting Date: 11/04/2026

Re: Case # NOOP-2026-147 - S US Highway 1 (2434-501-0004-000-5)

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

SUBJECT:

Case Number:	NOOP-2026-147	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2434-501-0004-000-5)		

CASE INFORMATION:

Case Type:	Non Operative Vehicle - COMPLIED
NOV Issue Date:	August 19, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 19, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Goose Development Fund LLC 18978 Point DR Tequesta, FL 33469
Additional Party:	Goose Development Fund LLC 253 Country Club DR Tequesta, FL 33469
Additional Party:	Jeck, Harris, Raynor & Jones, PA 790 Juno Ocean Walk Ste 600 Juno Beach, FL 33408

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 boat hull is road safe and legal or removed.
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, and have the vehicle towed off the property.

Form Review

Form Started By: Heather Debevec Started On: 09/03/2026 01:52 PM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 21.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-148 - 722 S US Highway 1

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

SUBJECT:

Case Number:	LTCL-2026-148	**Investigating Officer:**	Heather Debevec
Violation Location:	722 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 19, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 19, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Bismilla Investments Group 2 LLC 2980 Paddock RD Weston, FL 33331

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: Heather Debevec Started On: 09/03/2026 02:36 PM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 22.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-155 - 2050 S US Highway 1

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

SUBJECT:

Case Number:	LTCL-2026-155	**Investigating Officer:**	Heather Debevec
Violation Location:	2050 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 20, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 20, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 27, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	LARCH AVENUE - DB4 LLC 530 36TH ST WEST PALM BEACH, FL 33407

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: Heather Debevec Started On: 09/03/2026 03:13 PM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 23.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-163 - 224 S US Highway 1

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

SUBJECT:

Case Number:	LTCL-2026-163	**Investigating Officer:**	Heather Debevec
Violation Location:	224 S US Highway 1		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 24, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 24, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Courthouse Center LLC 1900 Old Dixie HWY Fort Pierce, FL 34946

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: Heather Debevec Started On: 09/04/2026 08:18 AM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 24.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-164 - S US Highway 1 (2410-701-0087-000-0)

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

SUBJECT:

Case Number:	LTCL-2026-164	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2410-701-0087-000-0)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 24, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 24, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Courthouse Center LLC 1900 Old Dixie HWY Fort Pierce, FL 34946

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: Heather Debevec Started On: 09/04/2026 08:29 AM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 25.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-165 - S US Highway 1 (2410-701-0085-000-6)

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

SUBJECT:

Case Number:	LTCL-2026-165	**Investigating Officer:**	Heather Debevec
Violation Location:	S US Highway 1 (2410-701-0085-000-6)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 24, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 24, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Courthouse Center LLC 1900 Old Dixie HWY Fort Pierce, FL 34946

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: Heather Debevec Started On: 09/04/2026 08:44 AM

Final Approval Date: 09/04/2026

Special Magistrate Hearing - 9:00AM **6. a. 26.**

Meeting Date: 11/04/2026

Re: PK-2026-242 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-242	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 11, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Jessica Marie Branen
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13602PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/14/2026 11:07 AM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **6. a. 27.**

Meeting Date: 11/04/2026

Re: PK-2026-246 - 100 Blk N 2nd St

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

SUBJECT:

Case Number:	PK-2026-246	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 11, 2026
NTA Issue Date:	October 8, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	John Joeph Gretch

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13605PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/14/2026 02:00 PM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **6. a. 28.**

Meeting Date: 11/04/2026

Re: PK-2026-269 - 100 Blk N 2nd St

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

SUBJECT:

Case Number:	PK-2026-269	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Blk N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 12, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Tammy Kay Shiltz
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13609PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/14/2026 02:05 PM

Final Approval Date: 09/18/2026

Special Magistrate Hearing - 9:00AM **6. a. 29.**

Meeting Date: 11/04/2026

Re: PK-2026-270 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-270	**Investigating Officer:**	Holly Forbis
Violation Location:	100 Block Atlantic Avenue		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 17, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Iyad M N Shreiteh
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13610PK	34-31(N) Parking: Facing Opposing Traffic	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Holly Forbis Started On: 09/21/2026 10:32 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 30.**

Meeting Date: 11/04/2026

Re: PK-2026-209 - 200 Blk S 2nd St

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

SUBJECT:

Case Number:	PK-2026-209	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk of S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	July 29, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Dignity LLC
Additional Party:	C T Corporation System

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16690PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/21/2026 12:12 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 31.**

Meeting Date: 11/04/2026

Re: PK-2026-203 - 300 Blk S 2nd St

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

SUBJECT:

Case Number:	PK-2026-203	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk of S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	July 30, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Vehicle Owner:	Manoucheka Favard
Vehicle Owner:	Yves Jackson Delounay

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16693PK	34-31(n): Parking Facing Opposing Traffic	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/21/2026 12:34 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 32.**

Meeting Date: 11/04/2026

Re: PK-2026-206 - 100 Blk Orange Ave

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

SUBJECT:

Case Number:	PK-2026-206	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Of Orange Ave		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	July 30,2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Donna Telese Genter

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16695PK	34-31(d): Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/21/2026 12:50 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 33.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-236 - 100 Blk N 2nd St

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

SUBJECT:

Case Number:	PK-2026-236	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 6, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on October 8, 2026

OWNER:

Owner:	Cheresa Renne Folsom
Owner:	Dana Leanne Ingram

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13635PK	34-31(D) Parking Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/22/2026 04:44 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 34.**

Meeting Date: 11/04/2026

Re: Case # PK-2026-248 - 300 Blk 2nd St

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

SUBJECT:

Case Number:	PK-2026-248	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - VOIDED - DUPLICATE
Citation Issue Date:	August 7, 2026
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on September 15, 2026

OWNER:

Owner:	Daniella Elizabeth & Samir Margetic

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13638PK	34-31(D) - Parking Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/22/2026 04:49 PM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 35.**

Meeting Date: 11/04/2026

Re: Case # CE-2026-293 - 3224 S US Highway 1

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

SUBJECT:

Case Number:	CE-2026-293	**Investigating Officer:**	Heather Debevec
Violation Location:	3224 S US Highway 1		

CASE INFORMATION:

Case Type:	Certificate of Use - COMPLIED
NOV Issue Date:	April 30, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Rodizio Steakhouse 3224 S US Highway 1 Fort Pierce, FL 34982
Additional Party:	Geandeivis Echemendia 3234 SW Savona BLVD Port Saint Lucie, FL 34953
Additional Party:	St. Marys Hospitality Group LLC 3224 S US Highway 1 Fort Pierce, FL 34982

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 Started On: 09/23/2026 07:48 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 36.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-235 - 1610 Avenue K

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

SUBJECT:

Case Number:	LTCL-2026-235	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	1610 Avenue K		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 13, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 21, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 21, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Property Owner:	Ruby Annette Ferguson 765 Natures Cove RD Dania Beach, FL 33004

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.
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: Manuel Fernandez, Jr. Started On: 09/23/2026 08:26 AM

Final Approval Date: 09/28/2026

Special Magistrate Hearing - 9:00AM **6. a. 37.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-240 - 614 N 21st ST

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

SUBJECT:

Case Number:	LTCL-2026-240	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	614 N 21st ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 15, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 21, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 21, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Property Owner:	2nd Generation Building Corporation 966 NW Leonardo CIR Port St Lucie, FL 34986-4350
Registered Agent:	JOSEPH BASSO 966 NW Leonardo Circle 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.
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: Manuel Fernandez, Jr. Started On: 09/23/2026 08:56 AM

Final Approval Date: 09/28/2026

Special Magistrate Hearing - 9:00AM **6. a. 38.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-241 - 608 N 21st ST

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

SUBJECT:

Case Number:	LTCL-2026-241	**Investigating Officer:**	Manuel Fernandez Jr.
Violation Location:	608 N 21st ST		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	September 15, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	September 21, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	September 21, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Property Owner:	Dominique Pierre 3376 Hatcher ST Fort Pierce, FL 34981

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.
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: Manuel Fernandez, Jr. Started On: 09/23/2026 03:01 PM

Final Approval Date: 09/28/2026

Special Magistrate Hearing - 9:00AM **6. a. 39.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-251 - 100 Blk Orange Ave

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

SUBJECT:

Case Number:	PK-2026-251	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Orange Ave		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 7, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on October 9, 2026

OWNER:

Owner:	Debra Joyce & James Bigham

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13642PK	34-32(b) Parking: Loading Zones - Time	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 09:29 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 40.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-256 - 133 S 2nd St

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

SUBJECT:

Case Number:	PK-2026-256	**Investigating Officer:**	Jose Bravo
Violation Location:	133 S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 12, 2026
NTA Issue Date:	September 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Jose Francisco Vera

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13645PK	34-31(N): Parking: Facing Opposing Traffic	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of $78.00.

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: Kathrine Batchelor Started On: 09/28/2026 09:37 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 41.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-261 - 300 Blk S 2nd St

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

SUBJECT:

Case Number:	PK-2026-261	**Investigating Officer:**	Jose Bravo
Violation Location:	300 Blk S 2d St		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 13, 2026
NTA Issue Date:	October 1, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2026

OWNER:

Owner:	Raul Alfredo Cepero

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
13648PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 09:58 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 42.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-264 - 200 Blk S 2nd St

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

SUBJECT:

Case Number:	PK-2026-264	**Investigating Officer:**	Jose Bravo
Violation Location:	200 Blk S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 13, 2026
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	Green Card Received on October 15, 2026

OWNER:

Owner:	Valerie S Masters

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14052PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of $78.00.

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: Kathrine Batchelor Started On: 09/28/2026 10:22 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 43.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-267 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-267	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 14, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Jessica Marie Branen

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14056PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:28 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 44.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-293 - 100 Blk S 2nd St

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

SUBJECT:

Case Number:	PK-2026-293	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk S 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 19, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Clifford Hubbard Barnes

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14057PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:34 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 45.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-295 - 100 Blk N 2nd St

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

SUBJECT:

Case Number:	PK-2026-295	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk N 2nd St		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	August 21, 2026
NTA Issue Date:	October 16, 2026
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	October 23, 2023

OWNER:

Owner:	Beatriz Eugenia Salazar

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14067PK	34-31(d) Parking: Time Limited	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:39 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 46.**

Meeting Date: 11/04/2026

Re: Case #: PK-2026-303 - 100 Blk Atlantic Ave

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

SUBJECT:

Case Number:	PK-2026-303	**Investigating Officer:**	Jose Bravo
Violation Location:	100 Blk Atlantic Ave		

CASE INFORMATION:

Case Type:	Parking Citation - COMPLIED
Citation Issue Date:	August 26, 2026
NTA Issue Date:	
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Maria Natacha Romelus

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14071PK	34-31(n) Parking: Facing opposing traffic	$50.00	$10.00	$18.00	$78.00

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exist, 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: Kathrine Batchelor Started On: 09/28/2026 10:44 AM

Final Approval Date: 09/29/2026

Special Magistrate Hearing - 9:00AM **6. a. 47.**

Meeting Date: 11/04/2026

Re: Case # NOOP-2026-153 - 2908 S 10th ST

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

SUBJECT:

Case Number:	NOOP-2026-153	**Investigating Officer:**	Jarvis Gamble
Violation Location:	2908 S 10th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - CONTINUED
NOV Issue Date:	October 2, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 2, 2026
Last Inspection Date:	November 3, 2026

OWNER:

Owner:	Frank Montana - Cinthia L. Montana 2908 S 10TH ST FORT PIERCE, FL 34982

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 10 days to:

- Per the Notice of Violation, ensure that the black Jaguar X-8 is road safe and legal.

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, and have the vehicle towed off the property.

Form Review

Form Started By: Jarvis Gamble Started On: 09/30/2026 10:15 AM

Final Approval Date: 10/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 48.**

Meeting Date: 11/04/2026

Re: Case # NOOP-2026-152 - 2908 S 10th ST

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

SUBJECT:

Case Number:	NOOP-2026-152	**Investigating Officer:**	Jarvis Gamble
Violation Location:	2908 S 10th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - CONTINUED
NOV Issue Date:	October 2, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 2, 2026
Last Inspection Date:	November 3, 2026

OWNER:

Owner:	Frank Montana - Cinthia L. Montana 2908 S 10TH ST FORT PIERCE, FL 34982

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 10 days to:

- Per the Notice of Violation, ensure that the white Saturn is road safe and legal.

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, and have the vehicle towed off the property

Form Review

Form Started By: Jarvis Gamble Started On: 09/30/2026 10:17 AM

Final Approval Date: 10/01/2026

Special Magistrate Hearing - 9:00AM **6. a. 49.**

Meeting Date: 11/04/2026

Re: Case # CE -2026-565 - 1809 S US Highway 1

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

SUBJECT:

Case Number:	CE -2026-565	**Investigating Officer:**	Heather Debevec
Violation Location:	1809 S US Highway 1		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	August 14, 2026
NOV Service Method:	Regular mail
NTA Issue Date:	October 2, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 23, 2026
Last Inspection Date:	November 2, 2026

OWNER:

Owner:	Gateway Plaza Ft. Pierce Associates III LLC 55 5th AVE Fl 14 New York, NY 10003
Additional Party:	Corporation Service Company 1201 Hays ST Tallahassee, FL 32301

VIOLATIONS:

123-37(12) - Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
   - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance. Remove all trash and debris and clean off fence lines.
   - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of $250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec Started On: 09/23/2026 08:58 AM

Final Approval Date: 10/19/2026

Special Magistrate Hearing - 9:00AM **6. a. 50.**

Meeting Date: 11/04/2026

Re: Case # LTCL-2026-173-2802 Orange Ave

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

SUBJECT:

Case Number:	LTCL-2026-173	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	2802 Orange Ave		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	August 26, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	August 28, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	August 28, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Horizon Palms & Nursery Inc 8015 Plantation Lakes Dr Port St Lucie, FL 34986-3014

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: 08/26/2026 12:27 PM

Final Approval Date: 08/27/2026

Special Magistrate Hearing - 9:00AM **6. a. 51.**

Meeting Date: 11/04/2026

Re: Case # NOOP-2026-163-1217 Avenue D

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

SUBJECT:

Case Number:	NOOP-2026-00163	**Investigating Officer:**	Charmaine Kirkland
Violation Location:	1217 Avenue D		

CASE INFORMATION:

Case Type:	Non-operable vehicle - COMPLIED
NOV Issue Date:	October 15, 2026
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	October 15, 2026
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	October 15, 2026
Last Inspection Date:	October 31, 2026

OWNER:

Owner:	Earnestine Thomas Leggett & Ruben Dexter Baxter
Additional Party:	Dylan James Molnar

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

Form Review

Form Started By: Charmaine Kirkland Started On: 10/16/2026 01:25 PM

Final Approval Date: 10/20/2026