



VILLAGE OF INDIANTOWN SPECIAL MAGISTRATE HEARING

February 18, 2025

10:00 AM

15516 SW Osceola St Suite C, Indiantown, Florida 34956
Indiantown, FL 34956

**SPECIAL MAGISTRATE
PAUL NICOLETTI**

**ADMINISTRATION
SPECIAL MAGISTRATE CLERK
STEVEN RAMIREZ, CODE ENFORCEMENT**

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That's why we say "Character Counts" in Indiantown. Civility is practiced at all Village meetings.

Special Needs: If anyone attending this meeting requires a reasonable accommodation, please contact LaRhonda McBride, Village Clerk, by telephone at (772) 597-8294 or by email at lmcbride@indiantownfl.gov at least 48 hours in advance.

Quasi-Judicial Hearings: Some of the matters on the Agenda may be "quasi-judicial" in nature. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Special Magistrate.

Appeal of Decision: If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

PLEDGE OF ALLEGIANCE

HEARING

1. February 2025 Docket

NEXT HEARING DATE

ADJOURNMENT

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: February 18, 2025

MEETING TYPE: Special Magistrate Hearing

AGENDA ITEM TITLE: February 2025 Docket

SUMMARY OF ITEM: Code Compliance Docket for February 2025

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: For informational purposes only

PREPARED BY: Renae Cherry

DATE: 2/7/2025

ATTACHMENTS:

Description

February 2025 Docket



SPECIAL MAGISTRATE

HEARING DOCKET

Tuesday, February 18, 2025

10:00 AM

Village of Indiantown
15516 SW Osceola Street, Suite C
Indiantown, Florida 34956

Special Needs: If anyone attending this hearing requires a reasonable accommodation, please contact LaRhonda McBride, Village Deputy Clerk, by telephone at (772) 597-8294 or by email at lmcbride@indiantownfl.gov.
Appeal of Decision: If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this hearing, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Violation Cases:						
TAB	CASE #	OWNER'S NAME	PROPERTY ADDRESS OR PIN	CODE INSPECTOR	VIOLATION(S)	DISPOSITION
1	25-013	RAYA JUAN QUINTO	15088 SW 173RD AVE	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
2	25-014	MORALES UBALDO MORALES CECILIA D	15078 SW 173RD AVE	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
3	25-015	AUGUSTE LEXINOR	15058 SW 173RD AVE	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
4	25-016	PEDRO-TOMAS DOMINGA	15018 SW 173RD AVE	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
5	25-017	TORRES JOSE E TORRES YOLANDA	15838 SW 150TH ST	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
6	25-018	RIGGINS AGNES	15023 SW 171ST DR	S.ALONSO	Sec. 67.201. - Nuisances declared.	
7	25-019	EVANGELICAL HAITIAN CHURCH OF THE NAZARENE	15334 SW OSCEOLA ST.	J.NARANJO	Sec. 91.32. - Abandoned, salvage or	

					junked property prohibited generally.	
8	25-020	WILLIAMS EDNA	14736 SW 172ND AVE	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally Sec. 67.201. - Nuisances declared.	
9	25-021	MAITLAND FLORENCE S	14746 SW 172ND AVE	J.NARANJO	Sec. 67.201. - Nuisances declared.	
10	25-022	MAITLAND FLORENCE S	14756 SW 172ND AVE	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 67.201. - Nuisances declared.	
11	25-023	BOATRIGHT KENNY	14768 SW 170TH AVE	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 3-5.5. - Outdoor storage Sec. 3-5.8. - Storage of recreational vehicles (RVs) and boats.	
12	25-024	DECLARATION OF LAND TRUST OF ANNIE CASH	14767 SW 170TH AVE	J.NARANJO	Sec. 3-5.8. - Storage of recreational vehicles (RVs) and boats. Sec. 3-5.5. - Outdoor storage. Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
COMPLIED						
13	25-025	SANTIZO MARIA	14843 SW 169TH AVE.	J.NARANJO	Sec. 67.201. - Nuisances declared.	
COMPLIED						
14	25-026	MIGUEL-FRANC ANGELINA	14824 SW 169TH AVE	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 3-5.5. - Outdoor storage.	
15	25-027	JOHNS ALBERT L JOHNS JOYCE A	01-40-38-002-018-00050-3	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
16	25-028	CHURCH OF GOD BOARD OF TRUSTEE	15398 SW 153RD ST	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	

					Sec. 3-5.8. - Storage of recreational vehicles (RVs) and boats.	
SPECIAL SET CASE						
1	21-083	MCKNIGHT, MILDRED LOUISE	14518 SW 170TH AVE	S.ALONSO	Sec. 67.201. - Nuisances declared. Sec. 21.110. - General Sec. 21.113. - Foundation walls Sec. 21.114. - Exterior walls Sec. 21.117. - Overhang extensions Sec. 21.121. - Window, skylight, and door frames Sec. 3-5.5. - Outdoor Storage Sec. 91.32. - Abandoned, salvage or junked property prohibited generally	
2	24-031	HORTON ASHLEY N	14659 SW SANDY OAKS LOOP	J.NARANJO	Sec. 67.201. Nuisances declared. 67.201.A. Weeds, undergrowth. 67.201.B. Trash. Sec. 3-5.5. - Outdoor storage.	
3	24-0191	John Richard Ambrose Margaret V Ambrose	16352 SW INDIANWOOD CIR	S.ALONSO	Sec. 21.7. - Permits. Sec. 21.75. - General.	