



## **VILLAGE OF INDIANTOWN SPECIAL MAGISTRATE HEARING**

March 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](mailto: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. March Docket 2025

**NEXT HEARING DATE**

**ADJOURNMENT**

**VILLAGE OF INDIANTOWN, FLORIDA  
AGENDA MEMORANDUM**

MEETING DATE: March 18, 2025

MEETING TYPE: Special Magistrate Hearing

AGENDA ITEM TITLE: March Docket 2025

SUMMARY OF ITEM: Code Compliance hearing re unresolved code violations.

FISCAL IMPACT N/A  
STATEMENT:

RECOMMENDATION: For informational purposes only

PREPARED BY: Renae Cherry

DATE: 3/10/2025

ATTACHMENTS:

Description

March Docket 2025



# **SPECIAL MAGISTRATE**

## **HEARING DOCKET**

Tuesday, March 18, 2025

10:00 AM

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

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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.

<b>Violation Cases:</b>						
<b>TAB</b>	<b>CASE #</b>	<b>OWNER'S NAME</b>	<b>PROPERTY ADDRESS OR PIN</b>	<b>CODE INSPECTOR</b>	<b>VIOLATION(S)</b>	<b>DISPOSITION</b>
1	25-029	FLORIDA COMMUNITY HEALTH CENTERS INC	15858 SW WARFIELD BLVD	S.ALONSO	Sec. 21.113. - Foundation walls. Sec. 21.114. - Exterior walls.	
<b>COMPLIED</b>						
2	25-030	RODAS MARCOS SANTOS MARCOS SUSANA MONICA	15104 SW YALAHA ST	S.ALONSO	Sec. 3-4.3. - Accessory structures generally. Sec. 3-4.7. - Fences, walls and hedges.	
3	25-031	RAMIREZ JORGE RAMIREZ MARTHA A	15035 SW SEMINOLE DR	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
<b>COMPLIED</b>						
4	25-032	MARTINEZ LORENZO MEJIA YURIDIA	14662 SW LITTLE INDIAN AVE	S.ALONSO	Sec. 3-5.5. - Outdoor storage.	
<b>COMPLIED</b>						
5	25-033	RAMIREZ BRUNO RAMIREZ OLGA	15305 SW SEMINOLE DR	S.ALONSO		

					Sec. 3-5.5. - Outdoor storage. Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 67.201. - Nuisances declared.	
6	25-034	SPRING WARRIOR HOLDINGS LLC	14715 SW 169TH DR	J.NARANJO	Sec. 67.201. - Nuisances declared.	
COMPLIED						
7	25-035	BDO HOLDINGS LLC	14725 SW 169TH DR	J.NARANJO	Sec. 67.201. - Nuisances declared.	
COMPLIED						
8	25-036	BDO HOLDINGS LLC	01-40-38-002-008-00030-0	J.NARANJO	Sec. 67.201. - Nuisances declared	
COMPLIED						
9	25-037	LOPEZ YOVANY, JOEL LOPEZ Y, LOPEZ MISSLIAN JULISSA	14756 SW 169TH DR	J.NARANJO	Sec. 67.201. - Nuisances declared.	
10	25-038	MCNEIL LISA MAE, MCNEIL ZANNIE LEE JR	14838 SW 170TH AVE	J.NARANJO	Sec. 3-5.5. - Outdoor storage.	
COMPLIED						
11	25-039	FIERROS JOSE LUIS RAMIREZ RAMIREZ ERIKA RUBY	14807 SW 171ST DR	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 67.201. - Nuisances declared.	
12	25-040	GOMEZ MARIA G	15124 SW OKEECHOBEE DR	J.NARANJO	Sec. 91.32. - Abandoned, salvage or	

<b>COMPLIED</b>					junked property prohibited generally.	
13	25-041	TAYLOR JULIUS	14916 SW 169TH AVE	S.ALONSO	Sec. 21.110. - General. Sec. 21.114. - Exterior walls. Sec. 21.115. - Roofs and drainage. Sec. 3-5.5. - Outdoor storage.	
<b>CONTINUANCE</b>						
14	25-042	LOPEZ LEONARDO & GEORGINA	14827 SW 173RD AVE	S.ALONSO	Sec. 3-5.5. - Outdoor storage.	
<b>COMPLIED</b>						
15	25-043	VIVAS SALVADOR VIVAS GRASIELA	15135 SW FOX ST	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
16	25-044	TUCH JUAN CHIGUIL	14945 SW LEE AVE	S.ALONSO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
<b>COMPLIED</b>						
17	25-045	HATAWAY OWEN R HATAWAY DOROTHY H	15047 SW OSCEOLA ST	S.ALONSO	Sec. 67.201. - Nuisances declared. Sec. 3-5.5. - Outdoor storage. Sec. 3-5.2. - Animals and livestock.	
<b>COMPLIED</b>						
18	25-046	STONE REAL ESTATE INVESTMENT LLC	14685 SW 169TH DR	J.NARANJO	Sec. 67.201. - Nuisances declared.	
19	25-047	HERNANDEZ VIDAL ESTATE	14805 SW 169TH DR	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	

20	25-048	HERNANDEZ VIDAL ESTATE	14815 SW 169TH DR	J.NARANJO	Sec. 91.32. - Abandoned, salvage or junked property prohibited generally.	
21	25-049	PEREZ EDITH MARROQUIN	14948 SW 173RD AVE	J.NARANJO	Sec. 3-2-3. Single-Family-Residential Zoning District (SR)      Sec. 3-3.1. Permitted uses      Sec. 3-5.5. Outdoor storage	
CONTINUANCE						
22	25-050	PEREZ EDITH MARROQUIN	14968 SW 173RD AVE	J.NARANJO	Sec. 3-2-3. Single-Family-Residential Zoning District (SR)      Sec. 3-3.1. Permitted uses      Sec. 3-5.5. Outdoor storage	
CONTINUANCE						
23	25-051	BATZ JUANA	15084 E THELMA WATERS AVE	J.NARANJO	Sec. 3-7.13. - Mobile food vendors/food trucks.	
24	25-052	MORALES CARLOS SANTIZO MORALES JOSEFINA	15033 SW JACKSON AVE	J.NARANJO	Sec. 3-7.13. - Mobile food vendors/food trucks.	