



VILLAGE OF INDIANTOWN SPECIAL MAGISTRATE HEARING

April 15, 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. Special Magistrate Hearing Docket

NEXT HEARING DATE

ADJOURNMENT

**VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM**

MEETING DATE: April 15, 2025

MEETING TYPE: Special Magistrate Hearing

AGENDA ITEM TITLE: Special Magistrate Hearing Docket

SUMMARY OF ITEM: Residential and Commercial Code Compliance hearing.

FISCAL IMPACT STATEMENT: N/A

RECOMMENDATION: For informational purposes only

PREPARED BY: Renae Cherry

DATE: 4/4/2025

ATTACHMENTS:

Description

Special Magistrate April 2025 Docket



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**SPECIAL MAGISTRATE
 HEARING DOCKET**

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 AND STIPULATION CASES | | | | | | | |
|---------------------------------|----------|--------------------------------|--------|--|---------------------------------|----------------|--|
| DOCKET No. | COMPLIED | INFORMATION & REQUESTED ACTION | CASE # | OWNER'S NAME | PROPERTY ADDRESS OR PCN | CODE INSPECTOR | VIOLATION(S) |
| 1 | NO | REQUEST FINAL ORDER | 25-053 | A&S PROPERTIES FL LLC | 14750 SW DR MARTIN L KING JR DR | ALONSO | <u>12-17.</u> - PERMITS <u>21.751.</u> - UNSAFE STRUCTURES <u>21.752.</u> - UNSAFE EQUIPMENT <u>21.753.</u> - STRUCTURE UNFIT FOR HUMAN OCCUPANCY <u>21.754.</u> - UNLAWFUL STRUCTURE <u>21.95.</u> - SANITATION <u>67.201.B.</u> - TRASH |
| 2 | YES | NONE | 25-054 | I-TOWN RAIL & COMMERCE LLC | 13151 SW SILVER FOX LN | NARANJO | <u>OBJECTIVE C1.1</u> - MAINTAIN AIR QUALITY <u>Policy C1.1.1</u> - National Ambient Air Quality Standards (NAAQS) <u>Sec. 151.201.</u> - Unsanitary nuisances and dumping prohibited. |
| 3 | YES | NONE | 25-055 | AMBROCIO JULIO V SOTO CONCEPCION VASQUEZ | 15043 SW JACKSON AVE | NARANJO | <u>Sec. 91.34.</u> - Persons in charge of property not to permit salvage or junked property to remain on premises. |



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| 4 | YES | NONE | 25-056 | LOPEZ JUAN ROBERTO VALESQUEZ | 14695 SW 169TH DR | NARANJO | <u>Sec. 91.34.</u> - Persons in charge of property not to permit salvage or junked property to remain on premises. |
| | | | | | | | |
| 5 | NO | FINAL ORDER WITH COST | 25-057 | HERNANDEZ ZENON VELASQUEZ SARI PEREZ | 15223 SW 171ST DR | ALONSO | <u>Sec. 67.201.</u> - Nuisances declared. <u>Sec. 3-5.5.</u> - Outdoor storage. <u>Sec. 115.4.</u> - Obstructing sidewalks and bicycle paths prohibited. <u>Sec. 91.32.</u> - Abandoned, salvage or junked property prohibited generally. <u>Sec. 21.121.</u> - Window, skylight and door frames. |
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| 6 | NO | FINAL ORDER WITH COST | 25-058 | PEREZ FILIGONIA | 15210 SW TRAIL CIR | ALONSO | <u>Sec. 91.32.</u> - Abandoned, salvage or junked property prohibited generally. |
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| 7 | NO | FINAL ORDER WITH COST | 25-059 | LOPEZ ARNOLDO, LOPEZ IMELDA | 07-40-39-001-003-00020-8 | ALONSO | <u>Sec. 12-17.</u> - Permits. |
| | | | | | | | |
| 8 | NO | FINAL ORDER WITH COST | 25-060 | LOPEZ ARNOLDO, LOPEZ IMELDA | 07-40-39-000-000-00017-0 | ALONSO | <u>Sec. 12-17.</u> - Permits. |



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| 9 | NO | FINAL ORDER WITH COST | 25-061 | DOWLING ANTRINETTE | 14837 SW 173RD AVE | NARANJO | Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. |
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| 10 | NO | FINAL ORDER WITH COST | 25-062 | GASPER ANTONIO P GASPER GASPER PABLO | 14961 SW WASHINGTON AVE | ALONSO | Sec. 3-5.2. - Animals and livestock. |
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| 11 | NO | FINAL ORDER WITH COST | 25-063 | NC INVESTMENTS FL LLC | 14757 SW 170TH AVE | ALONSO | Sec. 3-5.2. - Animals and livestock. |
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| SPECIALLY SET CASES | | | | | | | |
| DOCKET No. | COMPLIED | INFORMATION & REQUESTED ACTION | CASE # | OWNER'S NAME | PROPERTY ADDRESS OR PCN | CODE INSPECTOR | VIOLATION(S) |
| 12 | NO | IMPOSITION | 24-035 | PABLO JUAN MANUEL MARIA NICOLAS NICOLAS-RUTEAGA ROSA | 15087 SW MANATEE STREET | NARANJO | Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. |
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| 13 | NO | IMPOSITION | 24-044 | POROJ FLAVIA LOYOLA JOSE RODRIGUEZ | 15384 SW SEMINOLE DR | NARANJO | Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 67.201. E. - Trash |



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| 14 | NO | IMPOSITION | 24-163 | MAZARIEGOS-DIAZ ROMEO | 15156 SW INDIAN MOUND DR | ALONSO | Sec. 3-5.5. - Outdoor storage. |
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| 15 | YES | IMPOSITION | 24-179 | PEREZ CRISTOBAL PEREZ-ROBLERO ILSE | 14547 SW SANDY OAKS LOOP | ALONSO | Sec. 115.4. - Obstructing sidewalks and bicycle paths prohibited. Sec. 12-17. - Permits. Sec. 3-4.11. - Parking, loading and driveways. |
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| 16 | NO | CONTINUANCE | 25-030 | RODAS MARCOS SANTOS MARCOS SUSANA MONICA | 15104 SW YALAHA ST | ALONSO | Sec. 3-4.3. - Accessory structures generally. Sec. 3-4.7. - Fences, walls and hedges. |
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| 17 | NO | FINAL ORDER | 25-047 | HERNANDEZ VIDAL ESTATE | 14805 SW 169TH DR | NARANJO | Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. |
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| 18 | NO | FINAL ORDER | 25-048 | HERNANDEZ VIDAL ESTATE | 14815 SW 169TH DR | NARANJO | Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. |