

# VILLAGE OF INDIANTOWN AGENDA SPECIAL MAGISTRATE HEARING

February 18, 2025 10:00 AM 15516 SW Osceola St. Suite C Indiantown, FL 34956

# SPECIAL MAGISTRATE PAUL NICOLETTI

# ADMINISTRATION STEVEN RAMIREZ, CODE ENFORCEMENT JONATHAN NARANJO, CODE ENFORCEMENT SPECIAL MAGISTRATE CLERK

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 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**

25-013 RAYA JUAN QUINTO

**15088 SW 173RD AVENUE** 

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

#### 25-014

## MORALES UBALDO MORALES CECILIA D

#### 15078 SW 173RD AVENUE

15838 SW 150TH STREET

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Property owner was not present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

#### 25-015 AUGUSTE LEXINOR 15058 SW 173RD AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Property owner was not present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

## 25-016 PEDRO-TOMAS DOMINGA 15018 SW 173RD AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Property owner was present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

# 25-017 TORRES JOSE E TORRES YOLANDA

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

## 25-018 RIGGINS AGNES 15023 SW 171ST DRIVE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201). Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

# 25-019 EVANGELICAL HAITIAN 15334 SW OSCEOLA STREET CHURCH OF THE NAZARENE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

#### 25-020 WILLIAMS EDNA 14736 SW 172ND AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

#### 25-021 MAITLAND FLORENCE S 14746 SW 172ND AVENUE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201). Property owner was not present.

The Special Magistrate granted a 60-day continuance from the cited date and has until April 15, 2025, to comply.

#### 25-022 MAITLAND FLORENCE S 14756 SW 172ND AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

Property owner was not present.

The Special Magistrate granted a 60-day continuance from the cited date and has until April 15, 2025, to comply.

#### 25-023 BOATRIGHT KENNY 14768 SW 170TH AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).

The Village notified the property owner of violations of Storage of Recreational Vehicles and Boats (Sec 3-5.8).

Property owner was not present.

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance.

# 25-024 DECLARATION OF LAND 14767 SW 170TH AVENUE TRUST OF ANNIE CASH

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).

The Village notified the property owner of violations of Storage of Recreational Vehicles and Boats (Sec 3-5.8).

Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

#### 25-025 SANTIZO MARIA 14843 SW 169TH AVENUE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

#### 25-026 MIGUEL-FRANC ANGELINA 14824 SW 169TH AVENUE

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).

Code Enforcement re-inspected the property, and the violations complied.

**Complied before Special Magistrate Hearing** 

#### 25-027

# JOHNS ALBERT L JOHNS JOYCE A

01-40-38-002-018-00050-3

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). Code Enforcement re-inspected the property, and the violations complied.

Complied before Special Magistrate Hearing

25-028

## CHURCH OF GOD BOARD OF TRUSTEE

15398 SW 153RD STREET

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).

The Village notified the property owner of violations of Storage of Recreational Vehicles and Boats (Sec 3-

The Village notified the property owner of violations of Storage of Recreational Vehicles and Boats (Sec 3 5.8).

The Special Magistrate has ordered the Respondent to comply on or before March 17, 2025. Should the Respondent fail to comply by March 17th, a fine will be levied at \$100.00 per violation, per day. Additionally, the property owner is ordered to pay a \$150 administrative fee on or before the date set for compliance. The Village is to verify the mailing address.

#### SPECIAL SET CASE

#### 21-083

## MCKNIGHT MILDRED LOUISE 14518 SW 170TH AVENUE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).

The Village notified the property owner of General violations (Sec 21.110).

The Village notified the property owner of violations of Foundation Walls (Sec 21.113).

The Village notified the property owner of violations of Exterior Walls (Sec 21.114).

The Village notified the property owner of violations of Overhang extensions (Sec 21.117).

The Village notified the property owner of violations of Window, skylight & door frames (Sec 21,121).

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).

The Village notified the property owner of violations of Abandoned salvage (Sec 91.32).

The Special Magistrate has reduced the fine on the property, as the Village has determined it is now in compliance with all previously identified violations. If the property owner intends to revitalize the building and open it for business, they must apply for the necessary permits and obtain a business license. Additionally, the Magistrate has ordered the property owner to pay administrative costs of \$300 immediately, and a fine of \$1,000, which must be remitted to the Village upon the sale of the property.

#### 24-031

#### **HORTON ASHLEY N**

#### 14659 SW SANDY OAKS LOOP

The Village notified the property owner of violations of Nuisances declared (Sec 67.201).

The Village notified the property owner of violations of Weeds, Undergrowth (Sec 67,201.A).

The Village notified the property owner of violations of Trash (Sec 67.201.B).

The Village notified the property owner of violations of Outdoor Storage (Sec 3-5.5).

Property owner was not present.

The Special Magistrate granted the Village's request to impose a \$41,550 lien on the property due to the owner's ongoing non-compliance and the accumulation of daily fines. The owner was required to comply by June 21, 2024, but as of February 18, 2025, has failed to do so. The original fine was assessed at \$100 per violation per day for two separate violations. Additionally, the Magistrate has ordered the property owner to remit a \$300 administrative fee.

#### 24-191

# JOHN RICHARD AMBROSE 16352 SW INDIANWOOD CIRCLE MARGARET V AMBROSE

The Village notified the property owner of violations of Permits (Sec 21.7). The Village notified the property owner of General violations (Sec 21-75). Code Enforcement re-inspected the property, and the violations complied.

ionda Mobride

Complied before Special Magistrate Hearing

#### **NEXT HEARING**

March 18, 2025 at 10:00 a.m.

## **ADJOURNMENT**

11:24 a.m.

Attest:

LaRhonda McBride Hearing Clerk

OF IVON