



VILLAGE OF INDIANTOWN SPECIAL MAGISTRATE HEARING

APRIL 15, 2025

10:00 AM

15516 SW OSCEOLA ST. SUITE C.
INDIANTOWN, FLORIDA 34956

SPECIAL MAGISTRATE
PAUL NICOLETTI

ADMINISTRATION
STEVEN RAMIREZ, CODE ENFORCEMENT OFFICER
JONATHAN NARANJO, CODE ENFORCEMENT OFFICER
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.

CALL TO ORDER 10:00 AM

PLEDGE OF ALLEGIANCE

HEARING

VIOLATION/STIPULATION CASE

24-044

**POROJ FLAVIA
LOYOLA JOSE RODRIGUEZ**

15384 SW SEMINOLE DR

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

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

Property owners were present.

The Special Magistrate extended the original compliance deadline of September 30, 2024, and granted a 60-day continuance from the April 15, 2025, hearing, establishing a new compliance date of June 15, 2025. The Respondent is required to relocate the pavers to a permitted location on the property, as approved by the Village. The fine is suspended but will be fully reinstated if compliance is not met by the new deadline. Additionally, the property owner was ordered to pay a \$250 administrative fee on or before the compliance date.

SPECIAL SET CASE-IMPOSITION

24-179

**PEREZ CRISTOBAL
PEREZ-ROBLERO ILSE**

14547 SW SANDY OAKS LOOP

The Village notified the property owner of violations of Obstructing Sidewalks & Bike Paths Prohibited (Sec 115.4).

The Village notified the property owner of violations of Building Permits (Sec 12-17).

The Village notified the property owner of violations of Parking, Loading, and Driveways (Sec 3-4.11).

Property owner was present.

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

The property owner came into compliance prior to the April 15, 2025, Special Magistrate hearing. However, a fine had accrued in the amount of \$8,800. The Magistrate reduced the fine by 10%. The property owner has 30 days to pay \$880. Failing to do so will reinstate the original fine plus \$300 in administrative costs.

SPECIAL SET CASE-FINAL ORDER

25-047

HERNANDEZ VIDAL ESTATE

14805 SW 169TH DR

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

Property owner was present.

The Special Magistrate finds that the property is still in violation of Sec. 91.32. The property owner is ordered to comply on or before May 16, 2025. Noncompliance will result in a \$50 daily fine. The property owner is also ordered to pay a \$150 administrative fee on or before the date for compliance.

SPECIAL SET CASE-FINAL ORDER

25-048

HERNANDEZ VIDAL ESTATE

14815 SW 169TH DR

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

Property owner was present.

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

[The property owner came into compliance prior to the April 15, 2025, Special Magistrate hearing. However, the Magistrate issued a DO NOT REPEAT order to the Respondent, advising that any future violation of Section 91.32 will result in an increased fine. No additional cost for this case.](#)

VIOLATION- CONTINUANCE

25-059

**LOPEZ ARNOLDO
LOPEZ IMELDA**

07-40-39-001-003-00020-8

The Village notified the property owner of violations of Building Permits (Sec 12-17).

William Ianero, Contractor was present on behalf of the property owners.

[The Special Magistrate granted a five-month continuance for compliance, extending the deadline to September 15, 2025. If compliance is not met by then, the case will proceed and be heard on September 16, 2025.](#)

VIOLATION- CONTINUANCE

25-060

**LOPEZ ARNOLDO
LOPEZ IMELDA**

07-40-39-000-000-00017-0

The Village notified the property owner of violations of Building Permits (Sec 12-17).

William Ianero, Contractor was present on behalf of the property owners.

[The Special Magistrate granted a five-month continuance for compliance, extending the deadline to September 15, 2025. If compliance is not met by then, the case will proceed and be heard on September 16, 2025.](#)

SPECIAL SET CASE-CONTINUANCE

25-030

**RODAS MARCOS SANTOS
MARCOS SUSANA MONICA**

15104 SW YALAHA ST

The Village notified the property owner of violations of Accessory Structure Generally (Sec 3-4.3).

The Village notified the property owner of violations of Fences, Walls, and Hedges (Sec 3-4.7).

Property owner was present.

[The Special Magistrate granted a 4-month continuance starting on April 15, 2025, due to the extent of the case requiring an engineer and plans drawn, and set a new deadline of August 19, 2025, to come into compliance.](#)

SPECIAL SET CASE- IMPOSITION

24-035

**PABLO JUAN
MANUEL MARIA NICOLAS
NICOLAS-RUTEAGA ROSA**

15087 SW MANATEE ST

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

Property owner was present.

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

[The property owner came into compliance on January 28, 2025; however, a fine of \\$22,000 had accrued. The Special Magistrate reduced the fine to \\$1,000, with an additional \\$300 in administrative costs. The property owner must sign a stipulation agreeing to pay the total amount in 13 monthly installments of \\$100 each, with payments due on the 15th of each month, beginning May 15, 2025.](#)

CONTINUANCE CASES FOR APRIL 22, 2025, PER MAGISTRATE

25-057

HERNANDEZ ZENON
VELASQUEZ SARI PEREZ

14550 SW LITTLE INDIAN AVE

The Village notified the property owner of violations of Nuisance declared (Sec 67.201).
The Village notified the property owner of violations of Outdoor Storage (Sec 3-5.5).
The Village notified the property owner of violations of Obstructing Sidewalks & Bike Paths Prohibited (Sec 115.4).
The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32).
The Village notified the property owner of violations of Windows, Skylights, & Door Frames (Sec 21.121).
This Case Will Be Heard On April 22, 2025, at 10:00 A.M. (Final Order With Cost).

25-058

PEREZ FILIGONIA

15210 SW TRAIL CIR

The Village notified the property owner of violations of Abandoned, salvage (Sec 91.32). **This Case Will Be Heard On April 22, 2025, at 10:00 A.M. (Final Order With Cost).**

25-063

NC INVESTMENTS FL LLC

14757 SW 170TH AVE

The Village notified the property owner of violations of Animals and Livestock (Sec 3-5.2).
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).
This Case Will Be Heard On April 22, 2025, at 10:00 A.M. (Final Order With Cost).

24-163

MAZARIEGOS-DIAZ ROMEO

15156 SW INDIAN MOUND DR

The Village notified the property owner of violations of Outdoor storage (Sec 3-5.5).
This Case Will Be Heard On April 22, 2025, at 10:00 A.M. (Imposition).

THE FOLLOWING CASES COMPLIED PRIOR TO THE HEARING

25-053

A&S PROPERTIES FL LLC

14750 SW DR MLK JR DR

The Village notified the property owner of violations of Building Permits (Sec 12-17).
The Village notified the property owner of violations of Unsafe Structure (Sec 21.75.1).
The Village notified the property owner of violations of Unsafe Equipment (Sec 21.75.2).
The Village notified the property owner of violations of Structure Unfit for Occupancy (Sec 21.75.3).
The Village notified the property owner of violations of Unlawful Structure (Sec 21.75.4).
The Village notified the property owner of violations of Sanitation (Sec 21.95).
The Village notified the property owner of violations of Trash (Sec 67.201.B).
Code Enforcement re-inspected the property, and the violations complied.

25-054

I-TOWN RAIL & COMMERCE LLC 13151 SW SILVER FOX LN

The Village notified the property owner of violations of Maintain Air Quality (Objective C1.1).
The Village notified the property owner of violations National Ambient Air Quality Standards (NAAQS) (Policy C1.1.1)
The Village notified the property owner of Unsanitary Nuisances & dumping prohibited (Sec. 151.201).
Code Enforcement re-inspected the property, and the violations complied.
Complied before Special Magistrate Hearing.

25-055

AMBROCIO JULIO V

15043 SW JACKSON AVE

SOTO CONCEPCION VASQUEZ

The Village notified the property owner of violations of Not Permit to Remain Salvage & Junk Property (Sec 91.34).
Code Enforcement re-inspected the property, and the violations complied.

[Complied before Special Magistrate Hearing.](#)

25-056

**LOPEZ JUAN ROBERTO
VALESQUEZ**

14695 SW 169TH DR

The Village notified the property owner of violations of Not Permit to Remain Salvage & Junk Property (Sec 91.34).
Code Enforcement re-inspected the property, and the violations complied.

[Complied before Special Magistrate Hearing.](#)

25-061

DOWLING ANTRINETTE

14837 SW 173RD AVE

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.](#)

25-062

**GASPER ANTONIO P
GASPER GASPER PABLO**

14961 SW WASHINGTON AVE

The Village notified the property owner of violations of Animals and Livestock (Sec 3-5.2).
Code Enforcement re-inspected the property, and the violations complied.

[Complied before Special Magistrate Hearing.](#)

NEXT HEARING April 22, 2025 at 10:00 a.m.

ADJOURNMENT 11:52 a.m.

Attest:



LaRhonda McBride
Hearing Clerk

