



**VILLAGE OF INDIANTOWN
AGENDA
SPECIAL MAGISTRATE HEARING**

June 17, 2025
10:00 AM

15516 SW OSCEOLA STREET SUITE C. INDIANTOWN, FLORIDA 34956

CODE COMPLIANCE OFFICERS

STEVEN ALONSO-RAMIREZ, CODE COMPLIANCE OFFICER
JONATHAN NARANJO, CODE COMPLIANCE OFFICER

ADMINISTRATION

DEANNA FREEMAN, DIRECTOR
PAUL NICOLETTI, VILLAGE ATTORNEY
LARHONDA MCBRIDE, VILLAGE 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 a reasonable accommodation, please contact LaRhonda McBride, Village Clerk, by telephone at (772) 597-9900 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. Village Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony.

Appeal of Decision: If a person decides to appeal any decision made by the Village Council 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.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **HEARING**

3.1 June 17, 2025, Special Magistrate Docket

4. **ADJOURNMENT**

VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: June 17, 2025

MEETING TYPE: Special Magistrate Hearing

CASE NUMBER:

OWNER'S NAME:

CODE VIOLATION:

ADDRESS OR PCN:

COMPLIANCE:

INFORMATION &
REQUESTED ACTION:

CODE INSPECTOR:

ATTACHMENTS:

Description

[250617 Special Magistrate Docket.pdf](#)



Village of Indiantown
15516 SW Osceola Street
Indiantown, Florida 34956

**SPECIAL MAGISTRATE HEARING DOCKET
JUNE 17, 2025, 10:00 AM**

CODE COMPLIANCE OFFICERS
STEVEN ALONSO-RAMIREZ
JONATHAN NARANJO

ADMINISTRATION
PAUL NICOLETTI, MAGISTRATE
DEANNA FREEMAN, DIRECTOR
LARHONDA MCBRIDE, VILLAGE 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 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

HEARING

The Special Magistrate shall have the jurisdiction and authority to hear and decide alleged violations of the Codes and Ordinances enacted by the Village of Indiantown.

.....

.....

VIOLATION AND STIPULATION CASES

1.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-078	14934 SW LEE AVE, INDIANTOWN FL 34956	HARKNESS DELTRA	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec.67.201.-Nuisances-declared Sec.3-5.5.-Outdoorstorage Sec. 91.32. - Abandoned, salvage or junked property prohibited generally Sec. 91.32. - Abandoned, salvage or junked property prohibited generally		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
PLEASE REMOVE THE INOPERABLE VEHICLE AND ALL THE OUTDOOR STORAGE AND OTHER MISCELLANEOUS MATERIALS IN THE FRONT OF PROPERTY. ALSO REMOVE THE TRASH AND DEBRIS SCATTERED ACROSS THE SIDE OF THE PROPERTY.			30 DAYS

2.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-079	15094 SW SEMINOLE DR INDIANTOWN FL	MATEO JUAN MIGUEL	J. NARANJO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-2.2. - Limited Residential Zoning District (LR) Sec. 3-3.1. Permitted uses Sec. 91.32. - Abandoned, salvage or junked property prohibited generally Sec. 3-5.5. - Outdoor storage Sec. 67.201. - Nuisances declared		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
PLEASE REMOVE ALL NON-WORKING VEHICLES AND/OR WITH EXPIRED LICENSE TAGS. REMOVE COMMERCIAL TRUCKS, TRAILERS, LAWN MOWERS, AND TRASH & DEBRIS, INCLUDING ALL MISCELLANEOUS ITEMS FROM FRONT SIDE AND REAR OF PROPERTY. ALSO, DO NOT PARK VEHICLES ON UNAPPROVED SURFACES.			15 DAYS

3.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-080	17123 SW MAGNOLIA ST INDIANTOWN FL	CAPITAL C INC	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-3.1. Permitted uses Sec. 3-5.5. - Outdoor storage Sec. 3-5.2. - Animals and livestock		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
PLEASE REMOVE CHICKEN AND COOP AND PICK UP ALL THE BUCKETS AND BOTTLES AND OTHER MISCELLANEOUS ITEMS AROUND THE PROPERTY			15 DAYS

4.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-081	14762 SW 175TH CT INDIANTOWN FL 34956	HAMILTON SANDRA LYNETTE PINK OWEN LLOYD JR	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 21.121. - Window, skylight and door frames Sec. 3-5.5. - Outdoor storage Sec. 67.201. - Nuisances declared		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
PLEASE REMOVE ALL OUTDOOR STORAGE, TRASH & DEBRIS, INCLUDING ALL MISCELLANEOUS ITEMS FROM THE FRONT SIDE AND REAR OF PROPERTY. FIX THE DOORS AND WINDOWS AND REMOVE OBSTRUCTIONS THAT PREVENT THE WINDOWS BEING OPEN AND ACCESSIBLE.			30 DAYS

5.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-083	14663 SW 169TH DR INDIANTOWN FL	DOMINGO OVIDIO PEDRO	J. NARANJO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-3.1. Permitted uses Sec. 91.34. - Persons in charge of property not to permit salvage or junked property to remain on premises; exception. Sec. 3-5.5. - Outdoor storage		DO NOT REPEAT	
MEANS CORRECTION			DAYS COMPLY
PLEASE REMOVE EVERYTHING FROM THE PROPERTY (VEHICLES, TRAILERS, LAWN MOWERS, MISCELLANEOUS ITEMS IN REAR). THE PROPERTY HAS A CLASSIFICATION OF VACANT RESIDENTIAL ACCORDING TO MARTIN COUNTY TAX COLLECTOR RECORDS. THE PROPERTY MUST THEREFORE REMAIN VACANT AT ALL TIMES AND MAINTAINED IN ACCORDANCE WITH THE VILLAGE OF INDIANTOWN APPLICABLE PROPERTY MAINTENANCE AND ZONING CODES.			15 DAYS

6.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-084	14949 SW 170TH AVE INDIANTOWN FL	FRANKLIN STEVIE W	J. NARANJO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 67.201. - Nuisances declared		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
PLEASE CUT GRASS, TREES, AND PICK UP ANY TRASH & DEBRIS. THE PROPERTY HAS A CLASSIFICATION OF VACANT RESIDENTIAL ACCORDING TO MARTIN COUNTY TAX COLLECTOR RECORDS. THE PROPERTY MUST THEREFORE REMAIN VACANT AT ALL TIMES AND MAINTAINED IN ACCORDANCE WITH THE VILLAGE OF INDIANTOWN APPLICABLE PROPERTY MAINTENANCE AND ZONING CODES.			15 DAYS

7.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-085	14648 SW DR MARTIN L KING JR DR INDIANTOWN FL	CANDACE HOUSING CORP	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 21.114. - Exterior walls Sec. 21.115. - Roofs and drainage Sec. 21.121. - Window, skylight and door frames Sec. 67.201. - Nuisances declared Sec. 3-5.5. - Outdoor storage Sec. 91.32. - Abandoned, salvage or junked property prohibited generally		CONTINUANCE	
MEANS CORRECTION			DAYS COMPLY
PLEASE REPAIR ANY DAMAGED PORTIONS OF THE ROOF, EXTERIOR WALLS, AND WINDOWS/DOORS ON EACH RESIDENTIAL STRUCUTRE ON SITE. THESE REPAIRS WILL REQUIRE VALID PERMITS TO BE SUBMITTED TO THE VILLAGE OF INDIANTOWN BUILDING DEPARTMENT IN ACCORDANCE WITH FLORIDA BUILDING CODES THE PROPERTY IS ZONED NEIGHBORHOOD MIXED USE AND SINGLE-FAMILY RESIDENTIAL. OUTDOOR STORAGE, INCLUDING THOSE ITEMS LISTED UNDER ABANDONED, SALVAGE, OR JUNKED PROPERTY, IS NOT PERMITTED ON LAND WITH THESE ZONING DISTRICT DESIGNATIONS. PLEASE REMOVE ALL TRASH AND DEBRIS, INOPERABLE EQUIPMENT/VEHICLES AND ANY OTHER MISCELLANEOUS MATERIALS FROM THE EXTERIOR PORTIONS OF EACH RESIDENTIAL STRUCTURE ON PROPERTY. SUCH ITEMS INCLUDE, BUT IT IS NOT LIMITED TO, HOUSEHOLD FURNITURE, REFRIGERATORS, OLD INOPERABLE BIKES AND BLUE TARPS, OLD FENCE PANELS/SCREENS, EXTENSIVE PILES OF TRASH STORED ALONG THE ROAD FRONTAGE, A GLASS TABLETOP AND OLD TABLES THAT ARE BEING STORED AGAINST PROPERTY, AND TRASH PILED IN DIFFERENT AREAS OF THE RESIDENTIAL UNITS. A GENERAL CLEAN UP, ORGANIZING USE OF OUTDOOR AREAS SERVING THE RESIDENTIAL UNITS, AND OVERALL PROPERTY MANAGEMENT, IS REQUIRED OF THE PROPERTY OWNER AND TENANTS.			30 DAYS

8.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-087	14704 SW LITTLE INDIAN AVE INDIANTOWN FL	PEDRO PEDRO FRANCISCO MACROS EULALIA RAMOS	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-5.2. - Animals and livestock		FINAL ORDER	
MEANS CORRECTION			DAYS COMPLY
THE PROPERTY IS ZONED LIMITED RESIDENTIAL. THIS ZONING DISTRICT DOES NOT ALLOW THE KEEPING OF LIVESTOCK ON SUCH PROPERTY. PLEASE REMOVE CHICKEN COOP AND CHICKENS FROM THE BACK YARD AND REFRAIN FROM KEEPING SUCH LIVESTOCK ON THE PROPERTY IN ACCORDANCE WITH SEC. 3-5.2. ANIMALS AND LIVESTOCK.			15 DAYS

9.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-088	15348 SW 150TH ST INDIANTOWN FL	FRANCISCO MICAELA P FRANCISCO FRANCISCO A	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-5.5, Outdoor Storage Sec. 3-3.1 Permitted Uses Sec. 67.201 Nuisance declared		STIPULATION	
MEANS CORRECTION			DAYS COMPLY
COME INTO COMPLIANCE BY 6/13/2025			6/13/2025

10.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
24-179	14547 SW SANDY OAKS LOOP, INDIANTOWN FL 34956	CRISTOBAL PEREZ & ILSE PEREZ- ROBLERO	S. ALONSO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 12-17 Permits		STIPULATION FOR FINE REDUCTION	
MEANS CORRECTION			DAYS COMPLY
PAY TOTAL FINES OF \$880.00 PAYABLE TO THE VILLAGE NO LATER THAN 5/15/2025			5/15/2025

SPECIALLY SET CASES

1.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-049	14948 SW 173RD AVE INDIANTOWN FL	PEREZ EDITH MARROQUIN	J. NARANJO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-2-3. Single-Family-Residential Zoning District (SR)		CONTINUANCE FROM 3/18/2025	
Sec. 3-3.1. Permitted uses		TO COME INTO COMPLIANCE BY 6/17/2025	
Sec. 3-5.5. Outdoor storage			
MEANS CORRECTION		DAYS COMPLY	COMPLIED
REMOVE ALL COMMERCIAL TRUCKS, TRAILERS, EQUIPMENT AND VEHICLES FROM PROPERTY		90 DAYS	NO

2.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-050	14968 SW 173RD AVE INDIANTOWN FL	PEREZ EDITH MARROQUIN	J.NARANJO
VIOLATION(S)/DESCRIPTION		INFORMATION & REQUESTED ACTION	
Sec. 3-2-3. Single-Family-Residential Zoning District (SR) Sec. 3-3.1. Permitted uses Sec. 3-5.5. Outdoor storage		CONTINUANCE FROM 3/18/2025 TO COME INTO COMPLIANCE BY 6/17/2025	
MEANS CORRECTION		DAYS COMPLY	COMPLIED
REMOVE ALL COMMERCIAL TRUCKS, TRAILERS, EQUIPMENT AND VEHICLES FROM PROPERTY		90 DAYS	NO

CASES COMPLIED PRIOR TO HEARING

1.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-086	14696 SW INDIAN MOUND DR INDIANTOWN FL	LAWRENCE CAROLYN W	S.ALONSO
VIOLATION(S)/DESCRIPTION		DATE CORRECTED	
Sec. 3-5.5. – OUTDOOR STORAGE		JUNE 4 2025	

2.

Case Number	Property Address or PCN	Owner's Name	Code Inspector
25-082	14911 SW SHAWNEE AVE INDIANTOWN FL	PASCUAL PABLO GASPAR	S.ALONSO
VIOLATION(S)/DESCRIPTION		DATE CORRECTED	
Sec. 91.32. - Abandoned, salvage or junked property prohibited generally. Sec. 3-5.5. - Outdoor storage. Sec. 3-3.1. Permitted uses Sec. 21.121. - Window, skylight and door frames		6/09/2025	