

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, December 4, 2019 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - CITATIONS**

A.

19-1907 PK	South Causeway Park	Alvarez, Keelyn Lannie	#4919 Montgomery
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B.

19-1908 PK	104 N 2nd St.	Brown, Venus Maria	John Futch
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C.

19-2472 PK	Orange Ave/IRD lot	Render, Dontallis Lorenzo	John Futch
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D.

19-2529 PK	118 N 2nd Street	Allen, Krystal Nicole	John Futch
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E.

19-2295 AC	106 N 16th Street	Fitzpatrick, Alexis D	Ricardo Pellot
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

19-2824 VR	102 Shelley Lane	Rego, Humberto M & Belkis	Chad Dawson
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B.

19-1505 CE	711 S Ocean Drive	Fond De Blanc Inc	Chad Dawson
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C.

19-2594 VR	1014 S 7TH Street	Robbins, D Michael	Chad Dawson
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D.

19-1966 CE	2625 Oleander Blvd	Delcy, Marie M	Isaac Saucedo
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E.

19-1967 CE	2625 Oleander Blvd	Delcy, Marie M	Isaac Saucedo
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F.	19-2390 CE	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo
G.	19-2072 CE	519 N 20th St	Hopkins, William Hopkins, Tyrone Hopkins, Keshia	Isaac Saucedo
H.	19-1821 CE	120 Gardenia Avenue	Andrade, Jose Zamora, Julian	Heather Debevec
I.	19-1811 CE	220 Gardenia Avenue	Petion, Etzer	Heather Debevec
J.	19-18269 CE	2616 Lakeshore Drive	Diedrich, Helen	Heather Debevec
K.	19-1830 CE	116 Maple Avenue	Chigani, Meera	Heather Debevec
L.	19-1958 CE	204 Roselyn Avenue	Roselyn Holdings LLC	Heather Debevec
M.	19-1635 CE	608 N 23rd Street	Ray, Conquistador	Regular
N.	19-2687 CE	109 Avenue D	Avenue D Investments LLC	Heather Debevec
O.	19-1017 CE	1205 Avenue M	Moore, Sam	Heather Debevec
P.	19-2988 VR	336 Fernandina Street	Delaunay, Deborah	Heather Debevec
Q.	19-2698 CE	610 El Rancho Drive	Webb (EST)	Heather Debevec
R.	19-2686 CE	601 El Rancho Drive	Burke, John	Heather Debevec

6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	14-2086 Req to stop fines	1404 Edgewood Terrace	White, Johnny	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	18-2160CE	2009 S US Highway 1	Morris/Satnick FP Assoc LLC	Heather Debevec
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Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing

4. A.

Meeting Date: 12/04/2019

Re: Case 19-1907 - Alvarez

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1907 PK	South Causeway Park	Alvarez, Keelyn Lannie	#4919 Montgomery
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CASE INFORMATION:

Case Initiated:	July 14, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Alvarez, Keelyn Lannie	PARKING VIOLATION: Restricted Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8739PK	10-23(L) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: John Futch
Final Approval Date: 11/20/2019

Started On: 10/31/2019 01:23 PM

Special Magistrate Hearing

4. B.

Meeting Date: 12/04/2019

Re: Case 19-1908 Brown

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1908 PK	104 N 2nd St.	Brown, Venus Maria	John Futch
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CASE INFORMATION:

Case Initiated:	July 23, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Venus Maria Brown	PARKING VIOLATION: 2-hour parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5150PK	10-23(P) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: John Futch
Final Approval Date: 11/20/2019

Started On: 10/31/2019 01:08 PM

Special Magistrate Hearing**4. C.****Meeting Date:** 12/04/2019**Re:** Case 19-2472 - Render**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2472 PK	Orange Ave/IRD lot	Render, Dontallis Lorenzo	John Futch
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CASE INFORMATION:

Case Initiated:	Sept. 10, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Render, Dontallis Lorenzo	PARKING VIOLATION: 2-hour parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9011PK	10-23(P) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: John Futch
Final Approval Date: 11/20/2019

Started On: 10/31/2019 01:41 PM

Special Magistrate Hearing**4. D.****Meeting Date:** 12/04/2019**Re:** Case 19-2529 - Allen**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2529 PK	118 N 2nd Street	Allen, Krystal Nicole	John Futch
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CASE INFORMATION:

Case Initiated:	Sept. 24, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Allen, Krystal Nicole	PARKING VIOLATION: 2 hour parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9034PK	10-23(P) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: John Futch
Final Approval Date: 11/20/2019

Started On: 11/01/2019 08:33 AM

Special Magistrate Hearing

4. E.

Meeting Date: 12/04/2019**Re:** Case #19-2295 - Citation #00819 AC #00820 AC #00821**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2295 AC	106 N 16th Street	Fitzpatrick, Alexis D	Ricardo Pelot
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CASE INFORMATION:

Case Initiated: August 10, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Alexis D Fitzpatrick 2897 SW Rosetta Street Port Saint Lucie, FL 34953
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
00819AC	4-24 (A) Animal Neglect	\$250.00 x 1	\$250.00	\$10.00	\$5.00	\$265.00
00820AC	4-51 Registration Required	\$250.00 x 1	\$250.00	\$10.00	\$5.00	\$265.00
00821AC	4-27 Rabies Vaccination	\$100.00 x 1	\$100.00	\$10.00	\$5.00	\$115.00
	TOTAL DUE		\$600.00	\$30.00	\$15.00	\$645.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Janey Vanderhorst

Started On: 11/13/2019 04:44 PM

Final Approval Date: 11/20/2019

Special Magistrate Hearing

5. A.

Meeting Date: 12/04/2019

Re: Case # 19-2824 - 102 Shelley Lane

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2824 VR	102 Shelley Lane	Rego, Humberto M & Belkis	Chad Dawson
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CASE INFORMATION:

Case Initiated:	October 28, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Humberto M Rego Belkis Rego 717 Ponce De Leon Blvd Suite 305 Coral Gables, FL 33134	
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VIOLATIONS:

Sec. 22-22. – Allowed uses.

CORRECTIVE ACTIONS:

All rentals of less than six months must cease immediately. Proof of cancellation of existing rentals must be provided.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Chad Dawson
Final Approval Date: 11/08/2019

Started On: 10/24/2019 04:50 PM

Special Magistrate Hearing

5. B.

Meeting Date: 12/04/2019

Re: Case # 19-1505 - 711 S Ocean Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1505 CE	711 S Ocean Drive	Fond De Blanc Inc	Chad Dawson
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CASE INFORMATION:

Case Initiated:	June 17, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Fond De Blanc Inc 275 SW Lost River Road Stuart, FL 34997	
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VIOLATIONS:

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please repair the falling soffit that is located on the detached garage.
2. Please paint the trim of the detached garage.
3. Please pressure wash or paint the stain that is located on the side of the garage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50 per day be assessed.

Form Review

Form Started By: Chad Dawson

Started On: 10/14/2019 03:41 PM

Final Approval Date: 11/20/2019

Special Magistrate Hearing

5. C.

Meeting Date: 12/04/2019

Re: Case # 19 - 2594 - 1014 South 7th Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2594 VR	1014 S 7TH Street	Robbins, D Michael	Chad Dawson
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CASE INFORMATION:

Case Initiated:	October 3, 2019	Type of Presentation:	R&D
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OWNER:

OWNER: Michael D Robbins 309 S 5th Street Dundee, FL 33838	
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VIOLATIONS:

Sec. 22-22. – Allowed uses.

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Chad Dawson
Final Approval Date: 11/08/2019

Started On: 10/24/2019 03:36 PM

Special Magistrate Hearing

5. D.

Meeting Date: 12/04/2019

Re: Case # 19-1966 - 2625 Oleander Blvd

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1966 CE	2625 Oleander Blvd	Delcy, Marie M	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	July 29, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: MARIE M DELCY 2625 OLEANDER BLVD FORT PIERC, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage

CORRECTIVE ACTIONS:

1. Please remove tires, rims, buckets, gas cans, storage bins, ac units, bricks, trash and all other miscellaneous items located in front yard. All items are to be placed in a shed, enclosed garage, or in a place not visible from the street.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 0 days to comply or a fine of \$200 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/20/2019

Started On: 10/16/2019 02:30 PM

Special Magistrate Hearing

5. E.

Meeting Date: 12/04/2019

Re: Case # 19-1967 - 2625 Oleander Blvd

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1967 CE	2625 Oleander Blvd	Delcy, Marie M	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Marie M Delcy 2625 Oleander Blvd Fort Pierce, FI 34982	OCCUPIED BY:
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VIOLATIONS:

Section 5-1.104.5 – Unsafe Building (covered windows)

CORRECTIVE ACTIONS:

1. Please open shutters from all windows located throughout the house.
3. Please remove all plywood and repair all broken windows.. A permit may be required. If you have any questions please contact the Building Department at (772) 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/20/2019

Started On: 10/16/2019 03:31 PM

Special Magistrate Hearing

5. F.

Meeting Date: 12/04/2019

Re: Case # 19-2390 - 1710 Sunrise Blvd

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2390 CE	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 22,2019	Type of Presentation:	Regular
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OWNER:

OWNER: MICHELOT TOUSSAINT VERONIQUE PHANOR 1710 SUNRISE BLVD FORT PIERCE, FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 304.7 Roofs and drainage.

CORRECTIVE ACTIONS:

1. Please obtain proper permits and repair roof where deterioration has occurred. If you have any questions please contact the building department at (772) 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/08/2019

Started On: 10/17/2019 08:34 AM

Special Magistrate Hearing

5. G.

Meeting Date: 12/04/2019

Re: Case # 19-2072 - 519 N 20th St.

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2072 CE	519 N 20th St	Hopkins, William Hopkins, Tyrone Hopkins, Keshia	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 5, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: William Hopkins Tyrone Hopkins Keshia Hopkins 2704 S 29th Street Ft. Pierce, FL 34981	OCCUPIED BY:
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VIOLATIONS:

- IPMC 302.7 - Accessory Structures
- Section 16-25 (C) – Responsibility for Containers
- Section 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles
- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage

CORRECTIVE ACTIONS:

1. Please remove or repair fence. A permit may be required. If you have any question please contact the Building Department at (772) 467-3000.
2. Please move garbage containers to the side or back of the house.
3. Please register or remove the gray non-operable BMW.
4. Please move all trash, boxes, buckets, metal, tools and all other miscellaneous items located throughout the yard. All items are to be placed in a shed, enclosed garage or in a place not visible from street.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/20/2019

Started On: 11/19/2019 04:25 PM

Special Magistrate Hearing

5. H.

Meeting Date: 12/04/2019

Re: Case # 19-1821 - 120 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1821 CE	120 Gardenia Avenue	Andrade, Jose Zamora, Julian	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Jose Andrade Julian Zamora 120 Gardenia Ave Ft Pierce, FL 34982	
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VIOLATIONS:

*Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
Section 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles*

CORRECTIVE ACTIONS:

1. Remove or place in a shed the tires, boards, tools, and other items in the back yard.
2. Repair or replace the tire on the boat trailer as it is off the rim.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/08/2019

Started On: 10/18/2019 03:45 PM

Special Magistrate Hearing

5. I.

Meeting Date: 12/04/2019

Re: Case # 19-1811 - 220 Gardenia Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1811 CE	220 Gardenia Avenue	Petion, Etzer	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Etzer Petion 220 Gardenia Ave Ft. Pierce, FL 34982	TENANT: Lynnda Petion 220 Gardenia Ave Ft. Pierce, FL 34982
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (4) - Parking on Other Than Pavement

CORRECTIVE ACTIONS:

1. Refrain from parking vehicles in the grass in the front yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/08/2019

Started On: 10/22/2019 07:13 AM

Special Magistrate Hearing

5. J.

Meeting Date: 12/04/2019

Re: Case # 19-1826 - 2616 Lakeshore Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-18269 CE	2616 Lakeshore Drive	Diedrich, Helen	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Helen Diedrich 2616 Lakeshore Dr Ft. Pierce, FL 34982	
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the home, as the paint is peeling, faded, and discolored in many areas.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/08/2019

Started On: 10/23/2019 06:20 AM

Special Magistrate Hearing

5. K.

Meeting Date: 12/04/2019

Re: Case # 19-1830 - 116 Maple Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1830 CE	116 Maple Avenue	Chigani, Meera	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Meera Chigani 2412 Riverbranch Dr Ft. Pierce, FL 34981	TENANT: Chasity Pickens 116 Maple Ave Ft. Pierce, FL 34982
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VIOLATIONS:

IPMC 302.7 Accessory Structures

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department and repair the fence on the front east side where it is disconnected.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/23/2019 06:34 AM

Final Approval Date: 11/08/2019

Special Magistrate Hearing

5. L.

Meeting Date: 12/04/2019

Re: Case # 19-1958 - 204 Roselyn Avenue

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1958 CE	204 Roselyn Avenue	Roselyn Holdings LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 25, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Roselyn Holdings LLC 3790 Spinnaker Ct Ft. Pierce, FL 34946	TENANT: Jennifer Cheatham 204 Roselyn Ave Ft. Pierce, FL 34982
REGISTERED AGENT: Dale Boyd 2301 Orange Ave Ft. Pierce, FL 34950	

VIOLATIONS:

IPMC 5-1.104.5 - Unsafe Building (Covered Windows)

CORRECTIVE ACTIONS:

1. Remove the shutters from the windows.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 3 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/08/2019

Started On: 10/23/2019 07:53 AM

Special Magistrate Hearing

5. M.

Meeting Date: 12/04/2019

Re: Case # 19-1635 - 608 N 23rd Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1635 CE	608 N 23rd Street	Ray, Conquistador	Regular
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CASE INFORMATION:

Case Initiated:	June 27, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Conquistador Ray 608 N 23rd St Ft. Pierce, FL 34950	
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VIOLATIONS:

Section 16-46, 16-48 (1) - Nuisance as an object

CORRECTIVE ACTIONS:

1. Remove or put in a shed the clothes, buckets, bins, bottles, wood, scrap pieces, and any other loose items from the front yard area.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/20/2019

Started On: 10/24/2019 08:04 AM

Special Magistrate Hearing

5. N.

Meeting Date: 12/04/2019

Re: Case # 19-2687 - 109 Avenue D

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2687 CE	109 Avenue D	Avenue D Investments LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 15, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Avenue D Investments LLC 9967 SW Ventura Dr Palm City, FL 34990	REGISTERED AGENT: Mark Hutchins 1934 NE Lake PI Jensen Beach, FL 34957
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VIOLATIONS:

Section 22-187 (13) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Mow the grass and trim the weeds from the fence line and around the home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/30/2019 04:22 PM

Final Approval Date: 11/08/2019

Special Magistrate Hearing

5. O.

Meeting Date: 12/04/2019

Re: Case # 19-1017 - 1205 Avenue M

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-1017 CE	1205 Avenue M	Moore, Sam	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 20, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Sam Moore 1205 Avenue M Ft. Pierce, FL 34950	TENANT: David Cox 1205 Avenue M Ft. Pierce, FL 34950
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage
 Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture

CORRECTIVE ACTIONS:

1. Remove the various items along the fence in the west yard.
2. Remove the buckets, jugs, containers, and other loose items from the front yard.
3. Remove the indoor office / cafeteria chair from the front yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 11/20/2019

Started On: 10/31/2019 04:53 PM

Special Magistrate Hearing

5. P.

Meeting Date: 12/04/2019

Re: Case # 19-2988 - 336 Fernandina Street

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2988 VR	336 Fernandina Street	Delaunay, Deborah	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 6, 2019	Type of Presentation:	R & D
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OWNER:

OWNER: Deborah Delaunay 336 Fernandina St Ft. Pierce, FL 34949	
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VIOLATIONS:

Section 22-22 Allowed Uses

CORRECTIVE ACTIONS:

1. Remove all ads, cancel all reservations, and stop renting. Obtain a Conditional Use Permit from Planning and Zoning before renting.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed but was cured prior to today's hearing, that the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/06/2019 03:37 PM

Final Approval Date: 11/20/2019

Special Magistrate Hearing

5. Q.

Meeting Date: 12/04/2019

Re: Case # 19-2698 - 610 El Rancho Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2698 CE	610 El Rancho Drive	Webb (EST)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 16, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Nikki Webb (EST) 610 El Rancho Dr Ft. Pierce, FL 34982	
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage
Section 22-187 (13) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Bring in or place in a shed the barrels, buckets, tools, vacuum, and other loose items from the car port.
2. Mow the yard and clean off the fence line.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/20/2019

Started On: 11/07/2019 10:03 AM

Special Magistrate Hearing

5. R.

Meeting Date: 12/04/2019

Re: Case # 19-2686 - 601 El Rancho Drive

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

19-2686 CE	601 El Rancho Drive	Burke, John	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 15, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: John Burke 601 El Rancho Dr Ft. Pierce, FL 34982	
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VIOLATIONS:

- Section 10-23 (s) - Parking Prohibited on City Right of Way
- Section 16-46, 16-47, 16-48 (4) - Parking on Other Than Pavement
- Section 16-46, 16-47, 16-48 (10)(D) - Non- Operable Vehicles

CORRECTIVE ACTIONS:

1. Park vehicles in the drive way, the side, or rear of the home.
2. Refrain from parking in the front yard.
3. Remove the unregistered vehicles.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists for non - operative vehicles, the violator(s) be given 5 days to comply. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s). The cost of towing and any impound fees will be the responsibility of the vehicle owner.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/20/2019

Started On: 11/07/2019 09:06 AM

Special Magistrate Hearing**6. A.****Meeting Date:** 12/04/2019**Re:** Case #14-2086 - 1404 Edgewood Terr - White**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

14-2086 Req to stop fines	1404 Edgewood Terrace	White, Johnny	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 20, 2014	Type of Presentation:	Req. to Stop Fines
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OWNER:

PREVIOUS OWNER: Charles Olive 1013 N 13th Street Ft. Pierce, FL 34950	CURRENT OWNER: Platinum Homes Investment Group LLC Johnny White 3511 Northwest 209th Terrace Miami Gardens, FL 33056
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VIOLATIONS:

Section(s): 5-1.105.1 - Permit Required

Section(s): 5-368 Property Maintenance

CORRECTIVE ACTIONS:

1. February 18, 2015 Special Magistrate Ross found Charles Olive responsible for the violations and gave him 30 days to obtain a permit for work already being done including but not limited to the damage to roof, exterior walls, windows, doors, ceiling etc., paint the structure where fire damage has occurred. Failure to do so would result in a fine of \$250.00 per day being assessed.
2. March 24, 2015 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2015 the Order Assessing Fine and Imposing Lien was recorded.
4. August 12, 2019 received notice that there were Surplus Funds from a Tax Deed Sale.
5. November 4, 2019 received Surplus Funds in the amount of \$20,479.66. Staff notified the new owner of the lien and the surplus funds; however they could not be applied until the violations were in compliance.
6. November 21, 2019 after speaking with Code Officer Debevec he requested the fines to be stopped to show good faith that he was trying to resolve the violations. He has applied for new permits and has plans to remodel the property.

RECOMMENDATION:

The fines to date, November 21 are \$425,780.00
To be determined.

Attachments

Request

Excess

Lien

Aff of Non Comp

Order

Tax Card

Form Review

Form Started By: Colleen Greer

Started On: 11/21/2019 09:12 AM

Final Approval Date: 11/21/2019

Colleen Greer

From: Johnny White <white801@bellsouth.net>
Sent: Wednesday, November 20, 2019 11:35 PM
To: Colleen Greer
Subject: SM CASE #14-2086

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Reference: SM CASE #14-2086
Property Address: 1404 Edgewood Terrace
Fort Pierce, Florida 34950

Johnny White
3511 Northwest 209th Terrace
Miami Gardens, Florida 33056

I am the new owner of the property listed above. I am requesting a hearing to have the fines stop.

I am currently in the process of getting permits and remodeling the property.

I look forward to receiving a hearing date and the fines stop.

Respectfully,

Johnny White

\$425,780.00



St. Lucie County
 Clerk of the Circuit Court
 AP Account
 201 South Indian River Drive
 Fort Pierce, FL 34950

!0006217

Issue Date
 11/04/19

Deposit Amount
 \$****20,479.66

Twenty Thousand Four Hundred Seventy Nine & 66/100 Dollars***
 DEPOSIT TO THE ACCOUNT OF

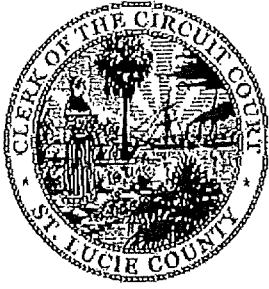
City Of Ft Pierce
 P O Box 1480
 Fort Pierce FL 34954

**NOT A VALID CHECK
 FOR CONFIRMATION OF DIRECT
 DEPOSIT ONLY**

 AUTHORIZED SIGNATURE

Clerk of the Circuit Court - AP Account

INVOICE		DOC #	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
NUMBER	DATE					
TAX DEED 18-527	11/01/19	12022647	Lien	20,479.66	.00	20,479.66
				TOTAL GROSS	TOTAL DISCOUNT	TOTAL AMOUNT
				20,479.66	.00	20,479.66



JOSEPH E SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA
TAX DEED/OFFICIAL RECORDS
2300 VIRGINIA AVENUE, 2ND FLOOR
FORT PIERCE, FLORIDA 34982
(772) 462-6926
MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

CITY OF FORT PIERCE
ATTN: COLLEEN GREER
PO BOX 1480
FORT PIERCE, FL 34954-1480

NOTICE

File # 18-527
Certificate # 2015/1500
Name in Which Assessed: CHARLES OLIVE (EST)

Pursuant to Chapter 197, Florida Statutes, the property located at 1404 EDGEWOOD TER, FORT PIERCE was sold at public auction on 5th DAY OF AUGUST 2019. After the costs of the sale, a surplus of \$20,883.87 remains. These funds will be held for up to one year from the date of the sale for the benefit of persons having an interest in this property as described in Section 197.502 (4), Florida Statutes as their interests may appear. For example, a senior mortgage or lien on the property will be satisfied before a junior mortgage or lien.

In order to be considered for distribution and possibly receive any of these funds, you must fill out, have notarized and submit the enclosed affidavit to this office, detailing the particulars of your claim and the amount currently due. This affidavit must be received within 90 days from the date of this notice. A copy of this notice must be attached to your statement of claim/affidavit. After reviewing the affidavit/claim, this office will notify you if you are entitled to any payment.

Dated this day of 12th DAY OF AUGUST 2019

JOSEPH E SMITH
Clerk of the Circuit Court
ST. LUCIE COUNTY, FL



Margaret Rahal

By: _____
MARGARET RAHAL
Deputy Clerk

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

Case #: 14-2086

RE: Violation of Section(s): 5-1.105.1, 5-368 (1)(4)

Violator: CHARLES OLIVE
1013 N 13TH ST.
FT PIERCE, FL 34950

Property Address: 1404 EDGEWOOD TERR
Tax ID #: 2404-812-0030-000/8

Legal Description: EDGEWOOD PARK BLK B LOT 2 (OR 1077-2110)

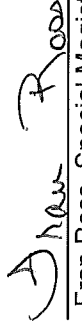
ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 18, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 18, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is


ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from March 24, 2015 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 26th day of October, 2015.

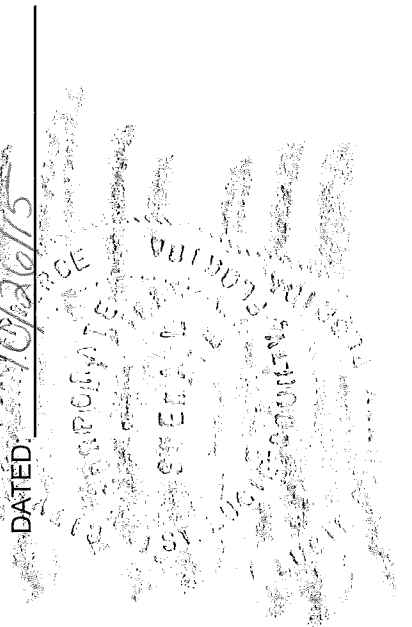


Fran Ross, Special Magistrate

ATTEST: 

CITY CLERK

Mail to:
City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Ft. Pierce, FL 34954



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4125740 10/27/2015 at 01:36 PM
OR BOOK 3802 PAGE 1108 - 1108 Doc Type: ORD
RECORDING: \$10.00

**AFFIDAVIT OF NON-COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

Book: 3718

Page: 1922

Case No: 14-00002086

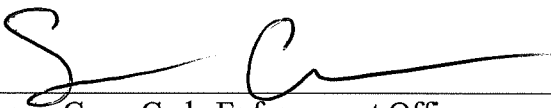
IN THE MATTER OF:

1404 EDGEWOOD TERR
PROPERTY ADDRESS

CHARLES OLIVE
1013 N 13TH ST.
FT PIERCE, FL 34950

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated February 20, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1, 5-368(1)(4) of the Code of the City of Fort Pierce, Florida, as of the 24TH day of MARCH, 2015.

*Start
Fines*


Shaun Coss, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4055124 04/02/2015 at 10:13 AM
OR BOOK 3731 PAGE 1198 - 1198 Doc Type: AFF
RECORDING: \$10.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 25th day of March, 2015.


NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-2086

RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-368 (1) (4) Property Maintenance

Violator: CHARLES OLIVE
1013 N 13TH ST.
FT PIERCE, FL 34950

Property Address: 1404 EDGEWOOD TERR Tax ID #: 2404-812-0030-000/8
Legal Description: EDGEWOOD PARK BLK B LOT 2 (OR 1077-2110)

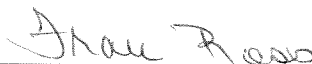
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 18, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that CHARLES OLIVE failed to obtain a permit for work being done, repair all fire damage that has occurred including but not limited to the damage to roof, exterior walls, windows, doors, ceiling etc., paint the structure where peeling of paint, fire damage and other deterioration has occurred in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.


DONE AND ORDERED this 20th day of February, 2015.



Fran Ross, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

20th DAY OF February 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4042129 02/23/2015 at 08:58 AM
OR BOOK 3718 PAGE 1922 - 1922 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

File Name: C0058595

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1404 EDGEWOOD TER Use Type: 0100 Parcel ID: 2404-812-0030-000-8 Jurisdiction: Fort Pierce Account #: 17856 Map ID: 24/04G Sec/Town/Range: 04/35S/40E Zoning: Medium Den

Ownership

Platinum Homes Investment Group LLC
3511 NW 209th TER
Miami Gardens, FL 33056

Legal Description

EDGEWOOD PARK BLK B LOT 2

Current Values

Just/Market: \$28,700 Assessed: \$23,026
Exemptions: \$0 Taxable: \$23,026

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$28,700	\$23,026	\$0	\$23,026
2018	\$26,200	\$20,933	\$0	\$20,933
2017	\$21,100	\$19,030	\$0	\$19,030

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-05-2019	4304 / 2524	0111	TD	Olive (EST) Charles	\$25,800
07-16-2014	3653 / 1441	0111	QC	Henry Rosa M	\$6,000
05-19-1997	1077 / 2110	XX01	QC	Cueto Leo	\$1,000

Primary Building Information

Finished Area of this building: 864 SF
Gross Sketched Area: 1,314 SF

Exterior Data

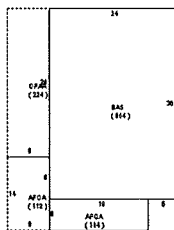
View: Roof Cover: Roll Comp Roof Structure: Gable Building Type: HD
Year Built: 1960 Frame: Grade: D Effective Year: 1970
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
Full Baths: 1 Heated %: 0% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: A TL/CON

Total Areas

Finished/Under Air (SF):	864
Gross Sketched Area (SF):	1,314
Land Size (acres):	0.12
Land Size (SF):	5,175
Total Building Count:	1



Special Features and Yard Items

Type Qty Units Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Special Magistrate Hearing

10. A.

Meeting Date: 12/04/2019

Re: Case #18-2160 2009 S US Highway 1

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

18-2160CE	2009 S US Highway 1	Morris/Satnick FP Assoc LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated: August 17, 2018	Type of Presentation: Recall/Clarification
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OWNER:

VIOLATOR: Morris & Satnick FP Assoc LLC 350 Veterans Blvd Rutherford, NJ 07070	REGISTERED AGENT: Joseph Morris 1901 S US Hwy 1 Fort Pierce, FL 34950
--	---

VIOLATIONS:

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

- Please paint the building.
- Owner needs clarification on Order dated November 7, 2019.

RECOMMENDATION:

Per Order Determining Violation dated November 7, 2019 Building is to be painted within 45 days or a daily fine of \$100.00 will be assessed.

Form Review

Form Started By: Linda Cox
Final Approval Date: 11/27/2019

Started On: 11/27/2019 12:09 PM