

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, April 7, 2021 - 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**

1. 

20-1826 CE	3106 Jersey Court	Chen, Juan, Min & Qun	Chad Dawson
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2. 

20-1836 CE	3109 Kentucky Avenue	Alford Family LLC	Chad Dawson
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3. 

20-1075 CE	3700 Okeechobee Road	Indian River Oil Company	Chad Dawson
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4. 

20-3	1809 Avenue N	Richardson, Felicia Richardson, Jr Joseph	Maximillion Lewis
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5. 

20-1825 CE	3106 Jersey Court	Juan, Min & Qun Chen	Chad Dawson
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4. **PUBLIC HEARINGS - CITATIONS**

A. 

20-2653 CT	Jaycee Park	Matthews, Walter	Chad Dawson
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B. 

20-1279 CT	Jaycee Park	Sears, Antonio Chevale	Maximillion Lewis
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C. 

20-2499 CT	Jaycee Park	Blackmon, Sharevia	Heather Debevec
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A. 

20-1758 CE	3214 Jersey Court	Angewil, Guerline	Chad Dawson
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B. 

20-1761 CE	3204 Jersey Court	Louis, Michelet P & Ciliana P	Chad Dawson
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C. 

20-1830 CE	3105 Jersey Court	Succes, Ramil & Clorene	Chad Dawson
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D. 

20-1839 CE	3111 Kentucky Avenue	Green, Johnny Jr. & Cybil	Chad Dawson
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E. 

20-1840 CE	3201 Kentucky Avenue	Pierce, Terry & Debra H	Chad Dawson
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F. 

20-1854 CE	3215 Kentucky Avenue	Garcia, Angel	Chad Dawson
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G. 

20-1927	2908 Rhode Island Avenue	Desantis, William (LF EST) & DEBRA (LF EST)	Chad Dawson
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H. 

20-1928 CE	2908 Rhode Island Avenue	Desantis, William (LF EST) & Debra (LF EST)	Chad Dawson
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I.	20-1941 CE	3101 Tennessee Avenue	Stotler, Randy L & Rebecca L	Chad Dawson
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J.	20-2037 CE	3207 Jersey Court	Lisha D Walker	Chad Dawson
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K.	20-2489 CE	1907 N 16th Court	Joseph, Jean	Heather Debevec
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L.	20-2492 CE	1908 N 16th Court	Equity Trust Company Angulo - Cuzzi IRA, Jose	Heather Debevec
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M.	20-2495 CE	1905 N 16th Court	Luciano, Johnny	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

8. **OTHER CASES**

A.	20-2731 CE	346 Fernandina Street	Kovich, Michelle	Heather Debevec
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B.	20-2662 CE Cont. 4/7/21	1234 S Indian River Drive	Follano Jr, Gerard Cleslinski, Sarah	Heather Debevec Paul Bertram
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C.	20-1146 CE	2622 Mohawk Avenue	Briggs, Sharhonda	Heather Debevec
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D.	20-01267 CE	1205 Avenue M	Moore, Sam	Heather Debevec
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E.	20-1740 CE	3204 Indiana Court	Beauge, Famil J & Marie Marlene	Chad Dawson
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

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**

**3. B. 1.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1826 - 3106 Jersey Court

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

**Information**

**SUBJECT:**

20-1826 CE	3106 Jersey Court	Chen, Juan, Min & Qun	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> Juan Chen Min Chen Qun Chen 857 SW Grand Reserves Blvd Port Saint Lucie, FL 34986	<b>TENANT:</b> Tenant 3106 Jersey Court Fort Pierce, FL 34950
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**VIOLATIONS:**

Sec. 24-19 - Maintenance of nuisance on property prohibited / Sec. 24-21 – Nuisance as a condition (4)

**CORRECTIVE ACTIONS:**

1. Please refrain from parking on or over the sidewalk.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 08:38 AM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1836 - 3109 Kentucky Avenue

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

**Information**

**SUBJECT:**

20-1836 CE	3109 Kentucky Avenue	Alford Family LLC	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> Alford Family LLC 5721 NW Alcazar Ter Port Saint Lucie, FL 34986	<b>TENANT:</b> Tenant 3109 Kentucky Avenue Fort Pierce, FL 34950
<b>Registered Agent:</b> Dontravius Alford 1104 Hemlock Circle Fort Pierce, FL 34947	

**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park vehicles in the proper driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

## Form Review

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 10:19 AM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1075 - 3700 Okeechobee Road

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

**Information**

**SUBJECT:**

20-1075 CE	3700 Okeechobee Road	Indian River Oil Company	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	April 28, 2020	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> Indian River Oil Company 3700 Okeechobee Road Fort Pierce, FL 34947	<b>REGISTERED AGENT:</b> Robert C Fender Jr. 1026 Hispana Avenue Fort Pierce, FL 34982
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**VIOLATIONS:**

Section 5-370 – Exterior Property and Landscaping  
Section 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

**CORRECTIVE ACTIONS:**

1. Pleases cut all overgrown vines and grass throughout the property’s fence line including around the building.
2. Please cut and remove all dead palm fronds on palm trees.
3. Please remove all non-operable vehicles away from the property including trailer or store in an enclosed shed or an enclosed 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 \$150.00 per day be assessed.

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 01:08 PM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-0003 - 1809 Avenue N

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

**Information**

**SUBJECT:**

20-3	1809 Avenue N	Richardson, Felicia Richardson, Jr Joseph	Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	January 3, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Felicia B Richardson Joseph Richardson Jr. 1809 Avenue N Ft. Pierce, Fl 34950	
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**VIOLATIONS:**

Section 16-46, 16-47, 16-48 (8) - Nuisance - Stagnant Water

**CORRECTIVE ACTIONS:**

Please treat pool for insects and algae or drain the water out of pool and secure it.

**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 \$100.00 per day be assessed.

**Form Review**

Form Started By: Maximillion Lewis  
Final Approval Date: 04/06/2021

Started On: 02/19/2021 04:30 PM

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1825 - 3106 Jersey Court

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

**Information**

**SUBJECT:**

20-1825 CE	3106 Jersey Court	Juan, Min & Qun Chen	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Juan Chen Min Chen Qun Chen 857 Sw Grand Reserves Blvd Port Saint Lucie, FL 34986	<b>TENANT:</b> Tenant 3106 Jersey Court Fort Pierce, FL 34950
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the proper driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Final Approval Date: 04/06/2021

**Special Magistrate Hearing****4. A.****Meeting Date:** 04/07/2021**Re:** Case # 2653 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-2653 CT	Jaycee Park	Matthews, Walter	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	November 15, 2020	Type of Presentation:	Citation
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**OWNER:**

OWNER: Walter Matthews	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7168 PK	34-35 (I) Restricted Parking	\$50.00	\$0.00	\$0.00	\$50.00

**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: Chad Dawson

Started On: 02/16/2021 04:07 PM

Final Approval Date: 04/06/2021

**Special Magistrate Hearing**

**4. B.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1279 CT - Antonio Sears

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

**Information**

**SUBJECT:**

20-1279 CT	Jaycee Park	Sears, Antonio Chevale	Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated: May 28, 2020	Type of Presentation:	Citation
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**OWNER:**

OWNER: Antonio Chevale Sears 1785 Finch LN Vero Beach, FL 32962	
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1757 CT	12-204 (a)- Parking / No Parking	1 @ \$50.00	\$50.00		\$50.00

**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 within 30 days will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Maximillion Lewis  
Final Approval Date: 04/06/2021

Started On: 02/19/2021 04:44 PM

**Special Magistrate Hearing**

**4. C.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-2499 - Jaycee Park

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

**Information**

**SUBJECT:**

20-2499 CT	Jaycee Park	Blackmon, Sharevia	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	October 31, 2020	Type of Presentation:	Citation
First hearing	March 3, 3021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard. Rescheduled 4/7/2021	

**OWNER:**

OWNER: Sharevia Blackmon	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9120PK	34-35(D) Obstructing Walkway	\$50.00	\$0.00	\$0.00	\$50.00

**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: Heather Debevec  
Final Approval Date: 03/04/2021

Started On: 12/16/2020 04:51 PM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20- 1758 - 3214 Jersey Court

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

**Information**

**SUBJECT:**

20-1758 CE	3214 Jersey Court	Angewil, Guerline	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 4, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Guerline Angewil 3214 Jersey Court Fort Pierce, FL 34947	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please paint or pressure wash where mold and dirt is present on the trim of the house including the flower bed wall.
2. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the designated driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**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 \$150.00 per day be assessed.

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 06:45 AM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20 - 1761 - 3204 Jersey Court

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

**Information**

**SUBJECT:**

20-1761 CE	3204 Jersey Court	Louis, Michelet P & Ciliana P	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 5, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Michelet P Louis Ciliana P Louis 3204 Jersey Court Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the designated driveway, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 06:26 AM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1830 - 3105 Jersey Court

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

**Information**

**SUBJECT:**

20-1830 CE	3105 Jersey Court	Succes, Ramil & Clorene	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Ramil Succes Clorene Succes 3105 Jersey Court Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the proper driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 06:59 AM



**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1839 - 3111 Kentucky Avenue

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

**Information**

**SUBJECT:**

20-1839 CE	3111 Kentucky Avenue	Green, Johnny Jr. & Cybil	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Johnny Green Jr. Cybil Green 3111 Kentucky Avenue Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the designated driveway without blocking the sidewalk, directly on the side or in the rear of the property.
2. Please paint where peeling paint and deterioration/dirt are present.

**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 \$150.00 per day be assessed.

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 09:59 AM

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1840 - 3201 Kentucky Avenue

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

**Information**

**SUBJECT:**

20-1840 CE	3201 Kentucky Avenue	Pierce, Terry & Debra H	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Terry Pierce Debra H Pierce Po Box 12307 Fort Pierce, FL 34979	
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**VIOLATIONS:**

IPMC 304.1 Exterior structure – General.

IPMC 302.7 Accessory structures.

**CORRECTIVE ACTIONS:**

1. Please repair falling soffit located in the front of the driveway. A permit maybe required. Please contact the Building Department at 772-467-3718 for additional information.
2. Please repair or remove damaged fence located on the east side of the property.

**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 \$150.00 per day be assessed.

**Form Review**

Final Approval Date: 04/06/2021

**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1854 - 3215 Kentucky Avenue

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

**Information**

**SUBJECT:**

20-1854 CE	3215 Kentucky Avenue	Garcia, Angel	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 12, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Angel Garcia 159 Riverboat New Castle, CO 81647	<b>TENANT:</b> Tenant 3215 Kentucky Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

Section 30-28(c) – Responsibility for containers

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please place trash containers directly on the side or in the rear of the property.
2. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the proper driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Final Approval Date: 04/06/2021

**Special Magistrate Hearing**

**5. G.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1927 - 2908 Rhode Island Avenue

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

**Information**

**SUBJECT:**

20-1927	2908 Rhode Island Avenue	Desantis, William (LF EST) & DEBRA (LF EST)	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	September 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> William Desantis (LF EST) Debra Desantis (LF EST) 3066 Crockett Way Lake Worth, FL 33467	<b>TENANT:</b> Tenant 2908 Rhode Island Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

- Section 26-3 – Storage of commodities
- Section 125-315(i)(2)(b) – Commercial vehicle
- Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operable vehicles
- IPMC 302.7 Accessory structures.
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Please remove debris from being stored in or on the back of any vehicles.
2. Please remove commercial vehicles from the property.
3. Please have all vehicles operable, licensed and with up to date registration when stored on the property. Please store all non-operable vehicles in an enclosed shed or an enclosed garage.
4. Please repair damage fencing located throughout the property. A permit may be required. Please contact the Building Department at 772-467-3718 for any additional information.
5. Please remove cardboard, wood, buckets, car parts, tires, gas containers, rug, boxes,

entertainment center, storage container. Please remove large wooden frame located in front of the house.

6. Please cut grass and trim all trees.

**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 \$150.00 per day be assessed.

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**Form Review**

Form Started By: Chad Dawson

Started On: 02/08/2021 04:00 PM

Final Approval Date: 04/06/2021

**Special Magistrate Hearing**

**5. H.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1928 - 2908 Rhode Island Avenue

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

**Information**

**SUBJECT:**

20-1928 CE	2908 Rhode Island Avenue	Desantis, William (LF EST) & Debra (LF EST)	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	September 2, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> William Desantis (LF EST) Debra Desantis (LF EST) 3066 Crockett Way Lake Worth, FL 33467	<b>TENANT:</b> Tenant 2908 Rhode Island Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

Section 34-35(s) – Parking prohibited on city right-of-way

**CORRECTIVE ACTIONS:**

1. Please remove all vehicles from being parked on the city’s right of way.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 03:44 PM

**Special Magistrate Hearing**

**5. I.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-1941 - 3101 Tennessee Avenue

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

**Information**

**SUBJECT:**

20-1941 CE	3101 Tennessee Avenue	Stotler, Randy L & Rebecca L	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	September 2, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Randy L Stotler Rebecca L Stotler 3101 Tennessee Avenue Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operable vehicles  
IPMC 302.7 Accessory structures.

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please have vehicles operable and licensed at all time when stored on the property. Please store non-operable vehicles in an enclosed shed or an enclosed garage.
2. Please repair damaged fence located in the rear of the property. A permit may be required. Please contact the Building Department at 772-467-3718 for any additional information.
3. Please remove air handler, wood, tarps, screen doors, and all other miscellaneous items located throughout the property, including items under the blue tarp. Please store all items in an enclosed shed or an enclosed garage.
4. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the designated driveway, directly on the side or in the rear of the property.

**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 \$150.00 per day be assessed.

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**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 02:29 PM

**Special Magistrate Hearing**

**5. J.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-2037 - 3207 Jersey Court

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

**Information**

**SUBJECT:**

20-2037 CE	3207 Jersey Court	Lisha D Walker	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	September 9, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Lisha D Walker 3207 Jersey Court Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operable vehicles

**CORRECTIVE ACTIONS:**

1. Please remove non-operable vehicle from being stored in the back yard of the property.  
Please store all non-operable vehicles in an enclosed 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 \$150.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 04/06/2021

Started On: 02/08/2021 08:13 AM

**Special Magistrate Hearing**

**5. K.**

**Meeting Date:** 04/07/2021

**Re:** Cae # 20 - 2489 - 1907 N 16th Court

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

**Information**

**SUBJECT:**

20-2489 CE	1907 N 16th Court	Joseph, Jean	Heather Debevec
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**CASE INFORMATION:**

Case Initiated	November 6, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER Jean Joseph 1907 N 16th Ct Ft. Pierce, FL 34950	
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**VIOLATIONS:**

Section 125-322(b)(5) – Fence maintenance – Permit required  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Obtain a permit and repair or remove the fence.
2. Paint the trim of the home, the front door, and the pillars around the property as they are discolored and peeling paint.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/06/2021

Started On: 01/08/2021 05:16 PM

**Special Magistrate Hearing**

**5. L.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-2492 - 1908 N 16th Court

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

**Information**

**SUBJECT:**

20-2492 CE	1908 N 16th Court	Equity Trust Company Angulo - Cuzzi IRA, Jose	Heather Debevec
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**CASE INFORMATION:**

Case Initiated	November 6, 2020	Type of Presentation:	Review & Determination
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**OWNER:**

<b>OWNER:</b> Equity Trust Company Jose Genaro Angulo - Cuzzi IRA 9 Piedmont A Delray Beach, FL 33484	<b>TENANT:</b> HEATHER GABRIEL 1908 N 16TH CT FT PIERCE, FL 34950
---	--

**VIOLATIONS:**

- Section 30-28(c) – Responsibility for containers
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

**CORRECTIVE ACTIONS:**

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Bring in, place in a shed, or remove all the buckets, bins, containers, wood pieces, and various other loose items from the yard, carport, and front porch.
3. Bring in or remove the upholstered bench from the front porch.

**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 in additional costs and penalties being assessed.

Form Started By: Heather Debevec  
Final Approval Date: 04/06/2021

Started On: 01/08/2021 03:53 PM

**Special Magistrate Hearing**

**5. M.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20- 2495 - 1905 N 16th Court

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

**Information**

**SUBJECT:**

20-2495 CE	1905 N 16th Court	Luciano, Johnny	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 6, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Johnny Luciano 1364 NW 53rd St Miami, FL 33142	<b>TENANT:</b> Tarrick Markland 1905 N 16th Ct Ft. Pierce, FL 34950
---	--

**VIOLATIONS:**

- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside Storage
- Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Bring in, place in a shed or remove the wood pieces, bins, canisters, tarps and other loose items from the carport and yard.
2. Bring in, place in a shed, or remove the wooden dining chairs, cafeteria chairs, desk, and other indoor furniture from the car port.
3. Refrain from parking in 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: 04/06/2021

Started On: 01/08/2021 04:49 PM

**Special Magistrate Hearing**

**6. A.**

**Meeting Date:** 04/07/2021

**Re:** Case #14-2086 - 1404 Edgewood Terr - White

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

**Information**

**SUBJECT:**

14-2086 Massey	1404 Edgewood Terrace	White, Johnny	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	October 20, 2014	Type of Presentation:	Massey
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**OWNER:**

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

**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.
7. December 4, 2019 Special Magistrate stopped the fines for 90 days. After the 90 days the fines will be restarted unless the property comes into compliance.
8. March 2, 2020 received a request for an additional extension. Mr. White states the permit was pulled and approved. He is in the process of remodeling the property.

9. December 7, 2020 staff learned the permits had been issued and we instructed him to contact the code officer when the permit had been closed out.
10. The hearing was on schedule on 2/17/2021. Waiting to hear from building if the permit has been closed. The total accumulated fines to date is \$429,030.00 (includes \$30.00 recording fees).

**RECOMMENDATION:**

To be determined.

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**Attachments**

Request  
Excess  
Lien  
Aff of Non Comp  
Order  
Tax Card  
Order  
Request

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**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 02/24/2021

Started On: 05/21/2020 03:17 PM

**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

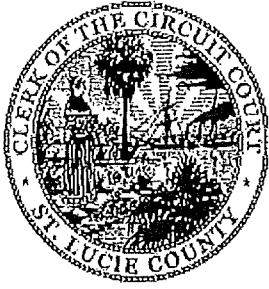
\*\*Twenty Thousand Four Hundred Seventy Nine & 66/100 Dollars\*\*\*\*\*  
 DEPOSIT TO THE ACCOUNT OF

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)

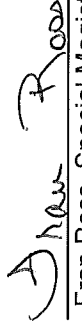
ORDER ASSESSING FINE AND IMPOSING LIEN

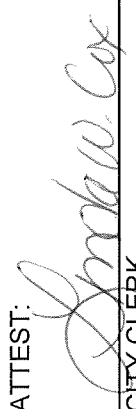
**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 18, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 18, 2015 was not complied with by the date set forth therein, and being otherwise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

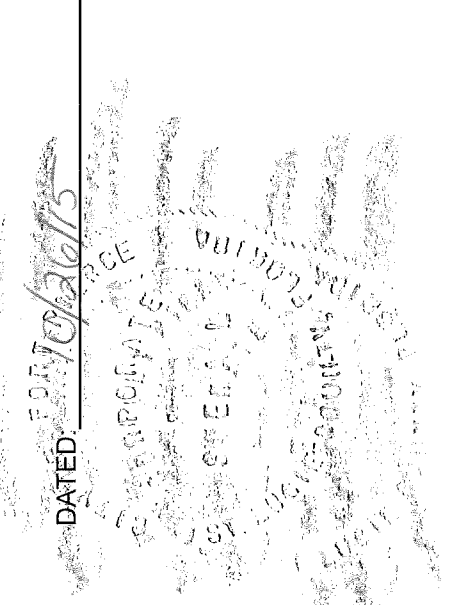
Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit 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 GUILTY 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**

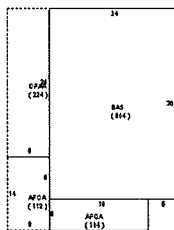
View: Roof Cover: Roll Comp Roof Structure: Gable Building Type: HD  
Year Built: 1960 Frame: Grade: D Effective Year: 1970  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

**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  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-2086

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

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

Owner: PLATINUM HOMES INVESTMENT GROUP LLC  
% JOHNNY WHITE  
3511 NORTHWEST 209<sup>TH</sup> TERRACE  
MIAMI GARDENS, FL 33056

Property Address: 1404 EDGEWOOD TERR

Tax ID #: 2404-812-0030-000/8

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

**REQUEST TO STOP ACCRUAL OF FINES**

**THIS CAUSE** came before the Special Magistrate on December 4, 2019, upon the request of the Current Property Owner, Platinum Homes Investment Group LLC, pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated February 18, 2015 in this cause regarding the above-described real property (the "real property") and whether the fines under said Order Determining Violation should be stopped to allow the owner to obtain the necessary permits and complete the repairs. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. The real property is not in compliance with the requirements of said Order Determining Violation.

B. The amount of the fine accruing under said Order Determining Violation is established in the sum of \$429,030.00 (includes \$30.00 recording fees) and shall remain at this amount for 90 days as of this date. Accordingly, it is

**ORDERED** as follows:

1. The fine established under said Order Determining Violation is hereby ordered to stop accruing for 90 days. The amount of current fine is \$429,030.00 (includes \$30.00 recording fees).
2. If the Violator fails to bring the property into compliance within the extended 90 days from this date, the fine of \$250.00 per day will resume and continue to accrue until violations are corrected or additional time to correct is granted.
3. A Lien has been recorded in the public records of St. Lucie County, Florida and shall thereupon and thereafter have the effect provided by §162.09(3), Florida Statutes, including that it shall thereupon and thereafter remain in effect against the real property and upon any other real or personal property.
4. The Current Owner is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida at (772) 467-3720, when the above stated fine is paid.

**DONE AND ORDERED** this 5<sup>th</sup> day of December, 2019.

  
Claudette Pelletier, Esquire, Special Magistrate

**I CERTIFY** that a copy of the above Order was mailed to the Current Owner and to Tanya Earley, Esquire, Assistant City Attorney on this 5<sup>th</sup> day of December, 2019.

  
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4649868 12/06/2019 02:59:43 PM  
OR BOOK 4355 PAGE 1238 - 1238 Doc Type: MS  
RECORDING: \$10.00

## Colleen Greer

---

**From:** Johnny White <white801@bellsouth.net>  
**Sent:** Sunday, March 01, 2020 11:44 PM  
**To:** Colleen Greer  
**Subject:** Request a hearing for an extension and meeting with the Masgistrate

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 for an extension and a meeting with the Magistrate.

I am currently in the process of remodeling the property. The permits were pulled and approved.

I look forward to receiving a hearing date.

Respectfully,

Johnny White

**Special Magistrate Hearing**

**8. A.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-2731 - 346 Fernandina Street

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

**Information**

**SUBJECT:**

20-2731 CE	346 Fernandina Street	Kovich, Michelle	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 4, 2020	Type of Presentation:	Repeat
Previous Case:	18-502	R & D ordered	5-2-18
First hearing:	March 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard. Rescheduled 4/7/2021.	

**OWNER:**

OWNER: Michelle Kovich 346 Fernandina St Ft. Pierce, FL 34949	
--	--

**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Park vehicles in the driveway, to the side, or back of the home.

**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 \$100.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/04/2021

Started On: 12/04/2020 09:33 AM

**Special Magistrate Hearing**

**8. B.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20-2662 - 1234 S Indian River Drive

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

**Information**

**SUBJECT:**

20-2662 CE Cont. 4/7/21	1234 S Indian River Drive	Follano Jr, Gerard Cleslinski, Sarah	Heather Debevec Paul Bertram
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**CASE INFORMATION:**

Case Initiated:	November 18, 2020	Type of Presentation:	Regular
First hearing date:	January 6, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	
Second hearing:	February 3, 2021	Learned this was supposed to be a telephone conference call. Reset to March 3, 2021.	
Third hearing	March 3, 2021	Continued case.	

**OWNER:**

OWNER: Gerard Follano Jr Sarah Cleslinski 2657 SW Harem Cir Port St Lucie, FL 34953	OWNER: Gerard Follano Jr Sarah Cleslinski 1234 S Indian River Dr Ft. Pierce, FL 34950
---	---

**VIOLATIONS:**

Section 123-66 - Tree Protection and mitigation

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) of removing 1 Laurel Oak and 6 Coconut Palms exists, the violator be assessed the following: 1 Laurel Oak of 12 DBH x \$250 to total \$3000 and 6 Coconut Palms at \$200 each to total \$1200 with a total due \$4200.00. The money from the fine is requested to go to the City Tree Fund.

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 03/04/2021

Started On: 11/18/2020 03:07 PM

**Special Magistrate Hearing**

**8. C.**

**Meeting Date:** 04/07/2021

**Re:** Case #20-1146 - 2622 Mohawk Avenue

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

**Information**

**SUBJECT:**

20-1146 CE	2622 Mohawk Avenue	Briggs, Sharhonda	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 22, 2020	Type of Presentation:	Regular
First hearing	March 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard. Rescheduled 4/7/2021.	

**OWNER:**

OWNER: Sharhonda Briggs 2622 Mohawk Ave Ft. Pierce, FL 34946	
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**VIOLATIONS:**

IPMC 302.7 Accessory structures.

**CORRECTIVE ACTIONS:**

1. Repair or replace the broken missing panels on the fence.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 12/19/2020 11:37 AM

Final Approval Date: 03/04/2021

**Special Magistrate Hearing**

**8. D.**

**Meeting Date:** 04/07/2021

**Re:** Case#20-1267 - 1205 Avenue M

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

**Information**

**SUBJECT:**

20-01267 CE	1205 Avenue M	Moore, Sam	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	June 5, 2020	Type of Presentation:	Regular
First hearing	March 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard. Rescheduled 4/7/2021.	

**OWNER:**

<b>OWNER:</b> SAM MOORE 1205 AVE M FT PIERCE, FL 34950	<b>TENANT:</b> LESTER COX 1205 AVENUE M FT PIERCE, FL 34950
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Please remove or place in a shed all boxes, appliances, scraps, tools, and any other loose items from the yard around the home.

**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

Started On: 12/22/2020 02:18 PM

Final Approval Date: 03/04/2021

**Special Magistrate Hearing**

**8. E.**

**Meeting Date:** 04/07/2021

**Re:** Case # 20 - 1740 - 3204 Indiana Court

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

**Information**

**SUBJECT:**

20-1740 CE	3204 Indiana Court	Beauge, Famil J & Marie Marlene	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 4, 2020	Type of Presentation:	Regular
First hearing	March 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard. Rescheduled 4/7/2021.	

**OWNER:**

OWNER: Famil J Beauge Marie Marlene Beauge 3204 Indiana Court Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please remove rug and all other miscellaneous items from being stored outside.
2. Please refrain from parking vehicles on grass in front yard. Please park all vehicles in the proper driveway without blocking the sidewalk, directly on the side or in the rear of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 03/04/2021

Started On: 01/20/2021 10:06 AM

