

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, July 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.	21-701 PK	South Causeway Park	Avilea Jowayne Starnes	Chad Dawson
2.	21-144 CE	3805 Crossroads Parkway	Ted Glasrud Associates FL LLC	Chad Dawson
3.	21-702 PK	South Causeway Park	Marialejandra V Zapata Ramirez	Chad Dawson

4. **PUBLIC HEARINGS - CITATIONS**

A.	21-913 PK	South Causeway Park	Ashley Lauren Taylor	Chad Dawson
B.	21-616 PK	South Causeway Park	Michelle Janette Spells	Chad Dawson
C.	21-617 PK	South Causeway Park	Rhonda Irene Lafferty	Chad Dawson
D.	21-698 PK	Jaycee Park	David Christopher Farmer & Lisa Deanna Reid	Chad Dawson

E.	21-699 PK	Jaycee Park	Ronald Edward Claffey	Chad Dawson
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F.	21-700 PK	South Causeway Park	Josefina Castillo Castro	Chad Dawson
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-2711 CE	601 N 18TH Street	All Around Town LLC	Chad Dawson
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B.	21-560 CE	421 N 15TH ST	Alouption, Guesty K & Joseph A	Chad Dawson
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C.	20-1982 CE	2605 Avenue G	Innose Joseph	Chad Dawson
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D.	20-2708 CE	921 Avenue D	Jacquelin Pierre & Bernard Cherisol	Chad Dawson
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E.	21-497 CE	535 S 7TH ST	Ermith Lazare	Isaac Saucedo
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F.	21-502 CE	1016 Tortugas Ave	Armando N Mendez Ramirez Manuela R Castillejos	Isaac Saucedo
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G.	21-342 CE	1301 Delaware Ave	Laresto Justin	Isaac Saucedo
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H.	21-504 CE	101 S 21st St	Betty N Rai	Isaac Saucedo
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I.	21-962 CE	512 N 15TH ST	Kevin A Jackson & Linda D Wilson	Chad Dawson
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J.	21-544 CE	1140 Avenue D	Cephus Cruickshak	Chad Dawson
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K.	20-2640 CE	107 S 18th St	Jean R Dantilus	Isaac Saucedo
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L.	20-2410 CE	5550 Okeechobee Road	7978 Associates IX LLC	Chad Dawson
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M.	21-287 CE	5560 Okeechobee Road	Chick-Fil-A Inc	Chad Dawson
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	02-8799 CE	709 S 23rd Street	US Bank Trust NA (TR)	Peggy Arraiz
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B.	18-1013 CE	318 N 18th Court	Anthony L Smith	Peggy Arraiz
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8. **OTHER CASES**

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:** 07/07/2021**Re:** Case# 21-701 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-701 PK	South Causeway Park	Avilea Jowayne Starnes	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 28, 2021	Type of Presentation:	PAID
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**OWNER:**

OWNER: Avilea Jowayne Starnes	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7188 PK	34-35(O) Prohibited Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 10:07 AM

**Special Magistrate Hearing**

**3. B. 2.**

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

**Re:** Case# 21-144 - 3805 Crossroads Pkwy

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

**Information**

**SUBJECT:**

21-144 CE	3805 Crossroads Parkway	Ted Glasrud Associates FL LLC	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	February 2, 2021	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> Latin America Food Distributors LLC 3805 Crossroads Parkway Fort Pierce, FL 34950	<b>OWNER:</b> Ted Glasrud Associates FL LLC Royal Palm Financial Center 759 SW Federal Hwy Ste 217 Stuart, FL 34994
<b>REGISTERED AGENT:</b> Theodore Glasrud Royal Palm Financial Center 759 SW Federal Hwy., Ste. 217 Stuart, FL 34994	

**VIOLATIONS:**

Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification:  
MERCHANT-\$30,000 N/E \$50,000.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists the violator(s) be fined a penalty of \$250.00, and pursuant to 22-29 the violator(s) be given 5 days to obtain their Business Tax Receipt and order that failure to obtain their Business Tax Receipt will result in all utilities to the premises be suspended.

Form Started By: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/26/2021 03:03 PM

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 07/07/2021**Re:** Case# 21-702 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-702 PK	South Causeway Park	Marialejandra V Zapata Ramirez	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 28, 2021	Type of Presentation:	PAID
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**OWNER:**

OWNER: Marialejandra V Zapata Ramirez	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7606 PK	34-35(O) Prohibited Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 10:20 AM

**Special Magistrate Hearing****4. A.****Meeting Date:** 07/07/2021**Re:** Case # 21-913 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-913 PK	South Causeway Park	Ashley Lauren Taylor	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	April 25, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Ashley Lauren Taylor	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7661PK	34-35(S) Parking on City Right of Way.	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/26/2021 07:26 AM

**Special Magistrate Hearing****4. B.****Meeting Date:** 07/07/2021**Re:** Case# 21-616 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-616 PK	South Causeway Park	Michelle Janette Spells	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 14, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Michelle Janette Spells	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7181PK	34-35 (O) Parking Prohibited	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 08:17 AM

**Special Magistrate Hearing****4. C.****Meeting Date:** 07/07/2021**Re:** Case# 21-617 South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-617 PK	South Causeway Park	Rhonda Irene Lafferty	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 14, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Rhonda Irene Lafferty	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7182PK	34-35 (O) Prohibited Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 08:35 AM

**Special Magistrate Hearing****4. D.****Meeting Date:** 07/07/2021**Re:** Case# 21-698 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-698 PK	Jaycee Park	David Christopher Farmer & Lisa Deanna Reid	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 29, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: David Christopher Farmer Lisa Deanna Reid	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7186 PK	34-35 (L) Restricted Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 08:49 AM

**Special Magistrate Hearing****4. E.****Meeting Date:** 07/07/2021**Re:** Case# 21-699 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-699 PK	Jaycee Park	Ronald Edward Claffey	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 28, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Ronald Edward Claffey	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7184 PK	34-35 (O) Prohibited Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 09:01 AM

**Special Magistrate Hearing****4. F.****Meeting Date:** 07/07/2021**Re:** Case# 21-700 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-700 PK	South Causeway Park	Josefina Castillo Castro	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 28, 2021	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER Josefina Castillo Castro	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7187 PK	34-35(O) Prohibited Parking	\$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: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/13/2021 09:25 AM

**Special Magistrate Hearing**

**5. A.**

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

**Re:** Case # 20-2711 - 601 N 18TH Street

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

**Information**

**SUBJECT:**

20-2711 CE	601 N 18TH Street	All Around Town LLC	Chad Dawson
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**CASE INFORMATION:**

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

OWNER: All Around Town LLC 2225 NW 32ND Ter Lauderdale Lakes, FL 33311	REGISTERED AGENT: Alexus J Downing-Awad 2225 NW 32ND TERRACE Lauderdale Lakes, FL 33311
REGISTERED AGENT: Mary McFadden 2225 NW 32ND TERRACE Lauderdale Lakes, FL 33311	

**VIOLATIONS:**

IPMC 304.13 Window, skylight and door frames.

**CORRECTIVE ACTIONS:**

1. Please repair all broken windows located throughout the property. A permit maybe required. Please contact the Building Department at 772-467-3718 for any additional information.

**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 \$100.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 06/16/2021

Started On: 05/06/2021 03:05 PM

**Special Magistrate Hearing**

**5. B.**

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

**Re:** Case # 21-560 - 421 N 15TH ST

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

**Information**

**SUBJECT:**

21-560 CE	421 N 15TH ST	Alouption, Guesty K & Joseph A	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 15, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Guesty K Alouption Joseph A Alouption 424 N 16TH ST Fort Pierce, FL 34950	
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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(11) – Nuisance as an object / Outside storage-indoor furniture  
 Section 125-315(i)(2)(b) – Commercial vehicle

**CORRECTIVE ACTIONS:**

1. Please storage containers, trash bags, tarp, trash, and all other miscellaneous items located under the carport, and throughout the property. Please store items in an enclosed shed.
2. Please remove mattresses, bed frames, clothing, couches, and all other indoor furniture. Please store all indoor items inside of the house.
3. Please remove bus from being parked and stored on 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 100.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
 Final Approval Date: 06/16/2021

Started On: 05/11/2021 10:08 AM

**Special Magistrate Hearing**

**5. C.**

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

**Re:** Case# 20-1982 - 2605 Avenue G

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

**Information**

**SUBJECT:**

20-1982 CE	2605 Avenue G	Innose Joseph	Chad Dawson
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**CASE INFORMATION:**

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

OWNER: Innose Joseph 2605 Avenue G Fort Pierce, FL 34947	
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**VIOLATIONS:**

IPMC 304.10 Stairways, decks, porches and balconies.  
 IPMC 304.2 Protective treatment.  
 IPMC 304.1 Exterior structure – General.  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Please repair all rotten and damaged wood on the front porch.
2. Please paint and pressure wash where dirt, mold and deterioration is present on the house including the front porch.
3. Please repair and replace damaged and missing lattice located on the house including around the front porch.
4. Please repair all rotten and damaged trim located throughout the property. A permit maybe required. Please contact the Building Department at 772-467-3718 for any additional information.
5. Please remove bag, wood, bucket and all other miscellaneous items located on the front porch and throughout the property.

**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 \$150.00 per day be assessed.

Form Started By: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/11/2021 10:28 AM

**Special Magistrate Hearing**

**5. D.**

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

**Re:** Case# 20-2708 - 921 Avenue D

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

**Information**

**SUBJECT:**

20-2708 CE	921 Avenue D	Jacquelin Pierre & Bernard Cherisol	Chad Dawson
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**CASE INFORMATION:**

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

OWNER: Jacquelin Pierre Bernard Cherisol 16931 82nd Rd N Loxahatchee, FL 33470	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment

**CORRECTIVE ACTIONS:**

1. Please paint or pressure wash the vacant building located on the corner of Avenue D and North 10th 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 \$50.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/11/2021 10:48 AM

**Special Magistrate Hearing**

**5. E.**

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

**Re:** Case# 21-497 - 535 S 7TH ST

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

**Information**

**SUBJECT:**

21-497 CE	535 S 7TH ST	Ermith Lazare	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 07, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Ermith Lazare 3406 Menendez St Fort Pierce, FI 34947	
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**VIOLATIONS:**

- IPMC 304.10 Stairways, decks, porches and balconies.
- IPMC 304.13 Window, skylight, and door frames.
- IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Please repair all deteriorated stairways on property. A permit may be required. If you have any questions please contact the Building Department at (772) 467-3000.
2. Please repair all broken glass on windows located throughout property. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
3. Please pressure wash and paint where molding, chipping or deterioration has occurred.

**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: 06/30/2021

Started On: 05/11/2021 03:54 PM

**Special Magistrate Hearing****5. F.****Meeting Date:** 07/07/2021**Re:** Case# 21-502 - 1016 Tortugas Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-502 CE	1016 Tortugas Ave	Armando N Mendez Ramirez Manuela R Castillejos	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 07, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Armando N Mendez Ramirez Manuela Romero Castillejos 1016 Tortugas Ave Fort Pierce, FL 34982	
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**VIOLATIONS:**

IPMC 702.4 Emergency escape openings (covered windows)  
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement  
 IPMC 304.13 Window, skylight, and door frames.

**CORRECTIVE ACTIONS:**

1. Please remove all plywood from windows throughout home.
2. Please refrain from parking vehicles on grass.
3. Please repair all broken glass from windows throughout home. 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: 06/30/2021

Started On: 05/12/2021 08:13 AM

**Special Magistrate Hearing**

**5. G.**

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

**Re:** Case # 21-342 - 1301 Delaware Ave

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

**Information**

**SUBJECT:**

21-342 CE	1301 Delaware Ave	Lareste Justin	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	February 14,2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Lareste Justin 1110 Colonial Rd Fort Pierce, FL 34950	
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**VIOLATIONS:**

- IPMC 302.7 Accessory structures.
- IPMC 304.2 Protective treatment.
- IPMC 304.13 Window, skylight and door frames.

**CORRECTIVE ACTIONS:**

1. Please repair shutters in front of building where deterioration has occurred.
3. Please paint building where chipping or deterioration has occurred.
3. Please pressure wash sidewalk in front of building where molding or staining has occurred.
4. Please repair all broken windows throughout property. 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: 06/30/2021

Started On: 05/20/2021 08:49 AM

**Special Magistrate Hearing**

**5. H.**

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

**Re:** Case# 21-504 - 101 S 21st St

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

**Information**

**SUBJECT:**

21-504 CE	101 S 21st St	Betty N Rai	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 7, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Betty N Rai Ronald Rai 105 S 21st St Fort Pierce, FL 34950	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
Section 123-37(12) – Landscape maintenance  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Please remove all trash, shopping carts, ladders, buckets, drywall, tools, doors and all other miscellaneous items located on yard.
2. Please cut all overgrown bushes, trees, shrubs and grass.
3. Please paint entrance steps where chipping or deterioration has occurred.

**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 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 06/30/2021

Started On: 05/20/2021 11:40 AM

**Special Magistrate Hearing**

**5. I.**

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

**Re:** Case# 21-962 - 512 N 15TH ST

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

**Information**

**SUBJECT:**

21-962 CE	512 N 15TH ST	Kevin A Jackson & Linda D Wilson	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	May 10, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Kevin A Jackson Linda D Wilson 3404 Avenue R Fort Pierce, FL 34947	
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**VIOLATIONS:**

Sec. 125-194. - Medium density residential zone (R-4)  
 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. Please remove all tents from the property.
2. Please remove grill, chairs, pallets, garbage cans, trash, tarps, wood, and all other miscellaneous items away from being stored on the property.
3. Please remove all dining chairs, dining tables and any other indoor furniture from being stored outside.

**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: Chad Dawson  
 Final Approval Date: 06/30/2021

Started On: 05/25/2021 09:20 AM

**Special Magistrate Hearing**

**5. J.**

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

**Re:** Case# 21-544 - 1140 Avenue D

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

**Information**

**SUBJECT:**

21-544 CE	1140 Avenue D	Cephus Cruickshak	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	March 15, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Cephus Cruickshak 1208 Nobles Ter Apt B Fort Pierce, FL 34950	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Please paint where peeling paint, dirt, deterioration is present throughout the entire property.
2. Please paint untreated wood located on the east side of the building.
3. Please remove trash, window air condition unit and all other miscellaneous items located throughout the property.

**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 \$100.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 06/30/2021

Started On: 05/25/2021 10:14 AM

**Special Magistrate Hearing**

**5. K.**

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

**Re:** Case # 20-2640 - 107 S 18th St

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

**Information**

**SUBJECT:**

20-2640 CE	107 S 18th St	Jean R Dantilus	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 16, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: Jean R Dantilus 555 NW Twylite Terr Port Saint Lucie, FL 34983	
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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 pile of bricks located in the back yard, wood doors, buckets and all other miscellaneous items located throughout yard.
3. Please refrain from parking vehicles on grass.

**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 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/27/2021

Started On: 04/07/2021 02:51 PM

**Special Magistrate Hearing**

**5. L.**

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

**Re:** Case #20-2410 - 5550 Okeechobee Road

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

**Information**

**SUBJECT:**

20-2410 CE	5550 Okeechobee Road	7978 Associates IX LLC	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	October 20, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: 7978 Associates IX LLC 7978 Copper Creek Blvd University Park, FL 34201	REGISTERED AGENT: Alicia H Gayton 7978 Cooper Creek Blvd University Park, FL 34201
TENANT: Starbucks 5550 Okeechobee Road Fort Pierce, FL 34950	

**VIOLATIONS:**

Sec. 119-8. - Maintenance of Stormwater Facilities.

**CORRECTIVE ACTIONS:**

1. Please submit an engineered plan for permit which would alleviate the flooding issue and completing the drainage infrastructure construction as approved by the Engineering Department. For any additional information please contact the Engineering Department at 772-467-3782.

**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 \$200.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 06/07/2021

Started On: 06/07/2021 01:52 PM

**Special Magistrate Hearing**

**5. M.**

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

**Re:** Case# 21-287 - 5560 Okeechobee Road

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

**Information**

**SUBJECT:**

21-287 CE	5560 Okeechobee Road	Chick-Fil-A Inc	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	February 9, 2021	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Chick-Fil-A Inc 5200 Buffington RD Atlanta, GA 30349	<b>TENANT:</b> Chick-Fil-A 5560 Okeechobee Road Fort Pierce, FL 34950
<b>REGISTERED AGENT:</b> C T Corporation System 1200 S. Pine Island Road Plantation, FL 33324	

**VIOLATIONS:**

Sec. 119-8. - Maintenance of Stormwater Facilities.

**CORRECTIVE ACTIONS:**

1. Please submit an engineered plan for permit which would alleviate the flooding issue and completing the drainage infrastructure construction as approved by the Engineering Department. For any additional information please contact the Engineering Department at 772-467-3782.

**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 \$200.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 06/07/2021

Started On: 06/07/2021 03:10 PM

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**Information**

**SUBJECT:**

02-8799 CE	709 S 23rd Street	US Bank Trust NA (TR)	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	April 24, 2002	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>CURRENT OWNER/REQUESTING PARTY:</b> US Bank Trust NA (TR) c/o Hudson Homes Management 3701 Regent Blvd #175 Irving, TX 75063	<b>PREVIOUS OWNER:</b> Ann P. Gibson 709 S 23rd Street Fort Pierce, FL 34950
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**VIOLATIONS:**

16-48(10)(d) - Unlicensed and/or inoperative vehicle

**FINDINGS/ORDER:**

On November 6, 2002 Special Magistrate Blandino found Patricia A. Gibson in violation and provided 30 days to comply or be fined \$100.00 per day.

**ACTION DATES:**

April 24, 2002 - Case initiated

November 6, 2002 - Found in violation by Special Magistrate Blandino

December 6, 2002 - Fines initiated

January 8, 2003 - Order Assessing Fines and Imposing Lien issued

October 14, 2003 - Property brought into compliance - Fines stopped.

June 7, 2021 - Application for reduction via FastTrack program submitted by new owner with offer of \$3,000.00 to settle the lien.

**RECOMMENDATION:**

Staff recommends the Special Magistrate accept the offer of \$3,000.00 as provided in our FastTrack program.

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**Attachments**

Reduction Request Application

Property ID Card

7 Criteria

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## Form Review

Form Started By: Peggy Arraiz  
Final Approval Date: 06/22/2021

Started On: 06/22/2021 02:47 PM



**REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 CODE ENFORCEMENT FINES / LIENS**

Date:	June 7th 2021				
Property address:	709 s 23rd Street Fort Pierce				
Owner(s) of record:	US Bank Trust NA (TR)				
Mailing address:	C/O Hudson Homes Management, 3701 Regent Blvd #175, Irving TX 75063				
Property tax ID #:	2409-710-0042-000-7				
Original purchase date:	04/26/2021	Original purchase price:	\$50,100		
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Helena Kennedy		Relationship to owner(s)	Listing agent for HHM	
Telephone #:	772 -380-2330		Mobile phone #:	772 -380-2330	
E-mail:	helenakennedyrealtor@gmail.com		Preferred contact method:	Email	
What are owner(s) intentions for property:	Strategy not decided yet.				
Amount of Lien:	\$28,000		Date Fine Initiated:		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN \$ 28,000

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 25,000

DOLLAR AMOUNT I AGREE TO PAY \$ 3,000

*Helena Kennedy*

June 7th 2021

Helena Kennedy

Signature of Owner or Representative

Date

Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	
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I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and understand that the Special Magistrate will make the final determination.

I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

	June 7th 2021	Helena Kennedy
Signature of Owner or Representative	Date	Printed Name

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COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

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	6/22/21	MARGARET M. ARRIAZ
City Representative	Date	Printed Name



### REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

#### INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 709 s 23rd Street Fort Pierce

Property Owner: US Bank Trust NA (TR)

Mailing Address: C/O Hudson Homes Management, 3701 Regent Blvd #175, Irving TX 75063

Telephone #: 772 -380-2330 (Helena Kennedy) Cell Phone #: 772 -380-2330 (Helena Kennedy)

E-Mail Address: helenakennedyrealtor@gmail.com

Is the property in compliance? YES If no, please explain in the narrative of your request.

I, Helena Kennedy, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

The current owner acquired the property on April 26th 2021 by foreclosure. The liens were filed years ago, and the property is

in compliance.

Date: 06/07/2021

Signed: 

Print Name: Helena Kennedy

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority \_\_\_\_\_ who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Florida

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

### Property Identification

Site Address: 709 S 23rd ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-710-0042-000-7  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 22413  
Map ID: 24/09S  
Zoning: SF Moderat

### Ownership

US Bank Trust NA (TR)  
440 S La Salle ST Ste 2000  
Chicago, IL 60605

### Legal Description

FRANKLIN PARK ADDN BLK 3 LOTS 8 AND 9

### Current Values

Just/Market Value: \$61,900  
Assessed Value: \$31,185  
Exemptions: \$25,000  
Taxable Value: \$6,185



### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office [📄](#)

Download TRIM for this parcel: [Download PDF](#) [📄](#)

### Total Areas

Finished/Under Air (SF): 1,680  
Gross Sketched Area (SF): 2,080  
Land Size (acres): 0.35  
Land Size (SF): 15,200

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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**LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA**

Case # 02-8799

Violator: Ann P. Gibson

Address: 709 S 23RD ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Vehicle was removed
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	N/A
3.) The length of time necessary to bring the property into compliance	18 Months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Two, including this request
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	25 Total: 1 Lot Clearing - Involuntary Compliance 2 Code Cases – Found in violation 23 LC & CE Cases – In Compliance
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	None
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None

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**Information**

**SUBJECT:**

18-1013 CE	318 N 18th Court	Anthony L Smith	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	April 4, 2018	Type of Presentation:	Lien Reduction
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**OWNER:**

OWNER: Anthony L Smith 1007 Avenue F Fort Pierce, FL 34950	
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

On July 18, 2018 Special Magistrate Ross found the owner in violation and provided 5 days to comply or be fined \$150.00 per day.

**ACTION DATES:**

April 4, 2018 - Case initiated  
July 18, 2018 - Found in violation by Special Magistrate Ross  
August 16, 2018 - Inspection found the violations still exist and fines started  
February 26, 2019 - Order Assessing Fine and Imposing Lien issued  
March 3, 2021 - Inspection found the property in compliance and fines were stopped.  
April 19, 2021 - Application for reduction via FastTrack program submitted with offer of \$3,000.00 to settle lien.

**RECOMMENDATION:**

Staff recommends the Special Magistrate accept the applicant's offer of \$3,000.00 per our FastTrack program.

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**Attachments**

Property ID Card  
7 Criteria

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## Form Review

Form Started By: Peggy Arraiz  
Final Approval Date: 06/22/2021

Started On: 06/22/2021 03:34 PM

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### Property Identification

Site Address: 318 N 18th CT  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-606-0049-000-6  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 22145  
Map ID: 24/09N  
Zoning: SF Moderat

### Ownership

Anthony L Smith  
318 N 18th CT  
Fort Pierce, FL 34950-3810

### Legal Description

AMY ANNA PARK BLK 2 LOTS 22 AND 23-LESS ST- (OR 4085-2177)

### Current Values

Just/Market Value: \$51,200  
Assessed Value: \$51,200  
Exemptions: \$0  
Taxable Value: \$51,200



### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Total Areas

Finished/Under Air (SF): 1,164  
Gross Sketched Area (SF): 1,564  
Land Size (acres): 0.18  
Land Size (SF): 7,824

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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**LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA**

Case # 18-1013

Violator: Anthony L Smith

Address: 318 N 18TH CT

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Removed items from yard and carport
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	N/A
3.) The length of time necessary to bring the property into compliance	3 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	1 (current case)
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	None
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None