

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, July 21, 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.

21-165 BTR	4008 Okeechobee Road	Dollar Tree Stores Inc.	Chad Dawson
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4. **PUBLIC HEARINGS - CITATIONS**

A.

21-0226 PK	1415 S Ocean Drive	Andre, Matrice	Heather Debevec
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B.

21-0980 PK	1415 S Ocean Drive	Drawdy, Trevor & Kristyna	Heather Debevec
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C.

21-1127 PK	1415 S Ocean Drive	Watts, Edith	Heather Debevec
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D.

21-1239 PK	1415 S Ocean Drive	Holian, Nicholas & Laura	Heather Debevec
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

19-0571 CE	422 N 13th Street	Cook, Anthony A	Heather Debevec
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B.

20-1347 CE	1610 N 18th Street	McNeil, Nancy Harris III, Stanley	Heather Debevec
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C.	20-2761 CE	1607 N 13th Street	Kendall - Boshier, Debra	Heather Debevec
D.	20-2791 BTR	431 N 25TH ST	Sombat Ratuppanant & Tassanaporn Ratuppanant	Chad Dawson
E.	20-2822 CE	1116 Hernando Street	Albers, Nathan	Heather Debevec
F.	21-0051 CE	216 Gardenia Avenue	Fields, Florinda O	Heather Debevec
G.	21-129 BTR	700 S 29TH Street	Brian Wisley	Chad Dawson
H.	21-130 BTR	700 S 29TH Street	Daniel Anthony Marsigila	Chad Dawson
I.	21-173 BTR	4117 Brandy Blvd	BLC Trust Holdings LLC	Chad Dawson
J.	21-197 BTR	440 N 25TH Street Ste A	James Hatfield	Chad Dawson
K.	21-202 BTR	1701 Avenue D	Alia Qasem	Chad Dawson
L.	21-0916 CE	2507 S Indian River Drive	Wynne, Diane	Heather Debevec
M.	21-0937 CE	1402 Avenue J	Dixon II, V M	Heather Debevec

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

A.	19-2165 CE	722 S US Hwy 1	Costa Seafood & Grill LLC	Peggy Arraiz
B.	20-1254 CE	1711 N 19th Street	Willie Keith Jennifer J Keith Glenn R Keith	Peggy Arraiz

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

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: 07/21/2021

Re: Case # 21-165 - 4008 Okeechobee Road

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

Information

SUBJECT:

21-165 BTR	4008 Okeechobee Road	Dollar Tree Stores Inc.	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 7, 2021	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: Dollar Tree Stores INC 4008 Okeechobee Road Fort Pierce, FL 34950	OWNER: Dollar Tree Stores INC 500 Volvo Pkwy Chesapeake, VA 23320
REGISTERED AGENT: Corporation Service Company 1201 Hayes Street Tallahassee, FL 32301	

VIOLATIONS:

Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification: MERCHANT -OVER \$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 Review

Form Started By: Chad Dawson
 Final Approval Date: 07/15/2021

Started On: 06/08/2021 03:24 PM

Special Magistrate Hearing

4. A.

Meeting Date: 07/21/2021

Re: Case # 21-0226 - 1415 S Ocean Drive

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

Information

SUBJECT:

21-0226 PK	1415 S Ocean Drive	Andre, Matrice	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 23, 2021	Type of Presentation:	Citation
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OWNER:

OWNER: Matrice Andre	VIOLATION: Restricted Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10353PK	34-35(L) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/21/2021

Started On: 04/15/2021 02:36 PM

Special Magistrate Hearing**4. B.****Meeting Date:** 07/21/2021**Re:** Case # 21-0980 - 1415 S Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0980 PK	1415 S Ocean Drive	Drawdy, Trevor & Kristyna	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 1, 2021	Type of Presentation:	Appeal
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OWNER:

OWNER: Trevor & Kristyna Drawdy	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9331PK	34-35(O) No Parking (Yellow lined)	\$50.00	\$10.00	\$0.00	\$60.00

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: 07/15/2021

Started On: 05/06/2021 06:15 AM

Special Magistrate Hearing**4. C.****Meeting Date:** 07/21/2021**Re:** Case # 21-1127 - 1415 S Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1127 PK	1415 S Ocean Drive	Watts, Edith	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 15, 2021	Type of Presentation:	Appeal (Phone)
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OWNER:

OWNER: Edith Watts	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9347PK	34-35(L) Parking Regulation Restricted Parking	\$50.00	\$10.00	\$0.00	\$60.00

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: 07/15/2021

Started On: 05/26/2021 11:46 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 07/21/2021**Re:** Case # 21-1239 - 1415 S Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1239 PK	1415 S Ocean Drive	Holian, Nicholas & Laura	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	Appeal (Phone)
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OWNER:

OWNER: Nicholas & Laura Holian	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4225PK	34-35(L) Parking Regulation Restricted Parking	\$50.00	\$10.00	\$0.00	\$60.00

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

Started On: 06/09/2021 11:08 AM

Final Approval Date: 07/15/2021

Special Magistrate Hearing

5. A.

Meeting Date: 07/21/2021

Re: Case 19-0571 - 422 N 13th Street

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

Information

SUBJECT:

19-0571 CE	422 N 13th Street	Cook, Anthony A	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 6, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Anthony A Cook 4504 St Thomas Ave Baltimore, MD 21206	
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VIOLATIONS:

IPMC 304.7 Roofs and drainage

CORRECTIVE ACTIONS:

1. Obtain a permit through the Building Department and repair the roof and the rotting areas of trim on the north side of the home.

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: 06/21/2021

Started On: 04/27/2021 10:19 AM

Special Magistrate Hearing

5. B.

Meeting Date: 07/21/2021

Re: Case # 20-1347 - 1610 N 18th Street

Information

SUBJECT:

20-1347 CE	1610 N 18th Street	McNeil, Nancy Harris III, Stanley	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Nancy Mc Neil Stanley Harris III 1610 N 18th St Ft. Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.10 Stairways, decks, porches and balconies

CORRECTIVE ACTIONS:

1. Obtain a permit from the building department and replace the steps on the north side of the home.

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: Katherine Calderon

Started On: 04/05/2021 04:56 PM

Final Approval Date: 06/21/2021

Special Magistrate Hearing

5. C.

Meeting Date: 07/21/2021

Re: Case # 20-2761 - 1607 N 13th Street

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

Information

SUBJECT:

20-2761 CE	1607 N 13th Street	Kendall - Boshier, Debra	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 23, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Alton Boshier Jr PO Box 3 Ft. Pierce, FL 34954	OWNER: Alton Boshier Jr 916 Avenue H Ft. Pierce, FL 34950
OWNER: Debra Kendall - Boshier 1607 N 13th St Ft. Pierce, FL 34950	

VIOLATIONS:

IPMC 304.1 Exterior Structure - General

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department and repair the overhang of the front door.

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: 06/21/2021

Started On: 04/14/2021 08:29 AM

Special Magistrate Hearing

5. D.

Meeting Date: 07/21/2021

Re: Case # 20-2791 - 431 N 25TH ST

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

Information

SUBJECT:

20-2791 BTR	431 N 25TH ST	Sombat Ratuppanant & Tassanaporn Ratuppanant	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 2021	Type of Presentation:	BTR
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OWNER:

VIOLATOR: Chinese-Thai To Go By Tassanap 431 N 25TH ST Fort Pierce, FL 34950	OWNER: Sombat Ratuppanant Tassanaporn Ratuppanant 1056 SW Placetas Avenue Port Saint Lucie, FL 34953
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VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classifications:
DELICATESSEN AND/OR TAKE OUT SERVICE.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 05/28/2021 02:16 PM

Special Magistrate Hearing

5. E.

Meeting Date: 07/21/2021

Re: Case # 20-2822 - 1116 Hernando Street

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

Information

SUBJECT:

20-2822 CE	1116 Hernando Street	Albers, Nathan	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 7, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Nathan Albers 3640 Se Silver Ct Stuart, FL 34997	
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VIOLATIONS:

IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Paint the mismatched patches to match the rest of the home.
2. Pressure wash the driveway.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/15/2021

Started On: 05/12/2021 10:24 AM

Special Magistrate Hearing

5. F.

Meeting Date: 07/21/2021

Re: Case# 21-0051 - 216 Gardenia Avenue

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

Information

SUBJECT:

21-0051 CE	216 Gardenia Avenue	Fields, Florinda O	Heather Debevec
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CASE INFORMATION:

Case Initiated	January 22, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Florinda Fields 216 Gardenia Ave Ft. Pierce, FL 34982	
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VIOLATIONS:

Section 125-322(b)(5) – Fence maintenance – Permit required

CORRECTIVE ACTIONS:

1. Please obtain a permit for the fence, repair the mismatched pieces, and areas that appear loose.

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: 06/21/2021

Started On: 04/27/2021 03:27 PM

Special Magistrate Hearing

5. G.

Meeting Date: 07/21/2021

Re: Case # 21-129 - 700 S 29TH Street

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

Information

SUBJECT:

21-129 BTR	700 S 29TH Street	Brian Wisley	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 2021	Type of Presentation:	BTR
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OWNER:

BUSINESS OWNER: Brian Wisley 700 S 29TH Street Fort Pierce, FL 34947	OWNER: Fort Pierce FL Propco LLC 700 S 29TH Street Fort Pierce, 34947
REGISTERED AGENT: Registered Agent INC. 7901 4 St N Ste 300 ST Petersburg, FL 33702	

VIOLATIONS:

Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification:
PROFESSIONAL - EACH INDIVIDUAL.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 05/28/2021 01:22 PM

Special Magistrate Hearing

5. H.

Meeting Date: 07/21/2021

Re: Case # 21-130 - 700 S 29TH Street

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

Information

SUBJECT:

21-130 BTR	700 S 29TH Street	Daniel Anthony Marsigila	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 2021	Type of Presentation:	BTR
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OWNER:

BUSINESS OWNER: Daniel Anthony Marsigila 700 S 29TH Street Fort Pierce, FL 34947	OWNER: Fort Pierce FL Propco LLC 700 S 29TH Street Fort Pierce, FL 34947
REGISTERED AGENT: Registered Agent INC. 7901 4 St N Ste 300 St Petersburg, FL 33702	

VIOLATIONS:

Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification: PROFESSIONAL-EACH INDIVIDUAL.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 05/28/2021 01:58 PM

Special Magistrate Hearing

5. I.

Meeting Date: 07/21/2021

Re: Case # 21-173 - 4117 Brandy Blvd

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

Information

SUBJECT:

21-173 BTR	4117 Brandy Blvd	BLC Trust Holdings LLC	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 20201	Type of Presentation:	BTR
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OWNER:

VIOLATOR: Drew Carter Construction LLC 4117 Brandy Blvd Fort Pierce, FL 34950	OWNER: BLC Trust Holdings LLC PO BOX 13662 FORT PIERCE, FL 34979
REGISTERED AGENT: BELSERI COMEFORD 2700 S. HEADER CANAL RD. FORT PIERCE, FL 34945	

VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification:
GENERAL OR SPECIALTY CONTRACTORS.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 05/28/2021 02:31 PM

Special Magistrate Hearing

5. J.

Meeting Date: 07/21/2021

Re: Case# 21-197 - 440 N 25TH Street Ste A

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

Information

SUBJECT:

21-197 BTR	440 N 25TH Street Ste A	James Hatfield	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 2021	Type of Presentation:	BTR
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OWNER:

VIOLATOR: TY'Ragin Hair Salon 440 N 25TH Street Ste A Fort Pierce, FL 34950	OWNER: James Hatfield Po Box 1506 Fort Pierce, FL 34954
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VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification: BEAUTY SHOPS.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 06/09/2021 07:22 AM

Special Magistrate Hearing

5. K.

Meeting Date: 07/21/2021

Re: Case# 21-202 - 1701 Avenue D

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

Information

SUBJECT:

21-202 BTR	1701 Avenue D	Alia Qasem	Chad Dawson
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CASE INFORMATION:

Case Initiated:	February 2, 2021	Type of Presentation:	BTR
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OWNER:

VIOLATOR: Glam City Hair and Clothing LLC 1701 Avenue D Fort Pierce, FL 34950	OWNER: Alia Qasem 103 SW Essex Dr Port Saint Lucie, FL 34984
REGISTERED AGENT: Cendrine Noelliste 1701 Avenue D Fort Pierce, FL 34950	

VIOLATIONS:

Sec. 22-19(a) – Imposed.
Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Please obtain your 2021 – 2022 Business Tax Receipt for the following classification: MERCHANT-NOT EXCEEDING \$10,000.

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 Review

Form Started By: Chad Dawson
Final Approval Date: 07/15/2021

Started On: 06/08/2021 04:22 PM

Special Magistrate Hearing

5. L.

Meeting Date: 07/21/2021

Re: Case # 21-0916 - 2507 S Indian River Drive

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

Information

SUBJECT:

21-0916 CE	2507 S Indian River Drive	Wynne, Diane	Heather Debevec
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CASE INFORMATION:

Case Initiated	May 7, 2021	Type of Presentation:	Repeat
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OWNER:

OWNER: Diane Wynne 2507 S Indian River Dr Ft. Pierce, FL 34950	
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VIOLATIONS:

Sec. 125-187. – Allowed uses.

Sec. 22-19. Imposed; term; half year business tax; receipts.

CORRECTIVE ACTIONS:

1. All rentals of less than six months must cease immediately. Proof of cancellation of existing rentals must be provided.
2. All ads on websites dedicated to vacation rentals are assumed to be for vacation rental(s) regardless of length of stay indicated in the ad. All ads must be removed immediately.

RECOMMENDATION:

The City requests a fine of \$5,000.00 be assessed.. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply will the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2021

Started On: 04/28/2021 09:20 AM

Special Magistrate Hearing**5. M.****Meeting Date:** 07/21/2021**Re:** Case # 21-0937 - 1402 Avenue J**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0937 CE	1402 Avenue J	Dixon II, V M	Heather Debevec
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CASE INFORMATION:

Case Initiated	May 14, 2021	Type of Presentation:	Repeat
Order Issued:	October 16, 2019	Order for Review & Determination	

OWNER:

OWNER: V M Dixon II PO BOX 1746 Ft. Pierce, FL 34954	
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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 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Remove, bring in, or place in a shed the buckets, boards, bins, containers, tarps, trash, and other loose items from the yard.
2. Bring in or remove the couch and love seat from the east porch.
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 \$250.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/04/2021 07:48 AM

Final Approval Date: 07/15/2021

Information

SUBJECT:

19-2165 CE	722 S US Hwy 1	Costa Seafood & Grill LLC	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	October 2, 2019	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Costa Seafood & Grill LLC 722 S US Hwy 1 Fort Pierce, FL 34950	REGISTERED AGENT: Luis Rodriguez 3171 SW Collings Dr, Port St Lucie, FL 34953
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VIOLATIONS:

15-3 (b)(1)(3) Removal of Signs

FINDINGS/ORDER:

December 18, 2019 Special Magistrate Ross found the owners in violation and provided 10 days to comply or be fined \$100.00 per day.

ACTION DATES:

October 2, 2019 - Case initiated, Notice of Violation sent (letter returned unclaimed)
December 18, 2019 - Special Magistrate Ross found the owners in violation (letter returned unclaimed)
January 2, 2020 - Inspection of the property found the violation continued and fines initiated.
January 8, 2020 - Massey notice sent to owner. (letter returned unclaimed)
June 10, 2021 - Affidavit of Compliance sent to owner.
June 25, 2021 - Reduction Request received, offering \$3,000 to resolve.

RECOMMENDATION:

To be determined

Attachments

3 Criteria
Lien Reduction Request
Property Card

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/14/2021

Started On: 07/14/2021 09:22 AM



**MASSEY HEARING
 CONTESTING OF FINE/NON-COMPLIANCE**

Case #:
19-2165

Address:
722 S US HWY 1

Hearing Date:
July 21, 2021

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Minor

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Inspection was completed and property was found in compliance

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Three prior notices of violation



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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: 722 S. US Hwy 1 - Fort Pierce, FL 34950
 Property Owner: Luiz Rodrigues - Costa Seafood + Grill, LLC
 Mailing Address: 3171 SW Collins Dr, PSL, FL 34953
 Telephone #: 772-332-877-3636 Cell Phone #: 772-332-1117
 E-Mail Address: pam@fairwatertitlecompany.com
 Is the property in compliance? Yes If no, please explain in the narrative of your request.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	6/25/2021				
Property address:	722 S US Highway 1, Ft Pierce, FL 34950				
Owner(s) of record:	Luis Rodriguez - Costa Seafood & Grill, LLC				
Mailing address:	3171 SW Collins Dr, PSL, FL 3453				
Property tax ID #:	2410-711-0042-000-4				
Original purchase date:	5/15/2015	Original purchase price:	279,000 ⁰⁰		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Luis Rodriguez or Pamela Williams	Relationship to owner(s):	owner of the company		
Telephone #:	772-877-3636	Mobile phone #:	772-332-1117		
E-mail:	pam@fairwatertitle.com		Preferred contact method:	email	
What are owner(s) intentions for property:	lease				
Amount of Lien:	53,000 ⁰⁰		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 \$ 53,000⁰⁰
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 50,000⁰⁰
 DOLLAR AMOUNT I AGREE TO PAY \$ 3,000⁰⁰

Luis Rodriguez 6/25/2021 Luis Rodriguez
 Signature of Owner or Representative Date Printed Name

I, Luis Rodriguez, 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:

Building has been empty for over 2
years and I never knew of an issue to
this extent.
Please reduce

Date: 6/25/2021

X Signed: Luis Rodriguez

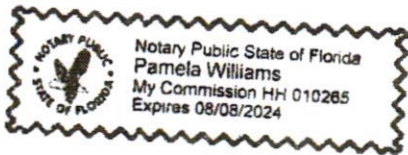
Print Name: Luis Rodriguez

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Luis Rodriguez 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 25th day of June, 2021



Pamela Williams

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 722 S. U.S. Highway 1, Ft Pierce, FL 34950

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.

Luis Rodriguez 6/25/2021 Luis Rodriguez
Signature of Owner or Representative Date Printed Name

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.

Margaret M. Arviz 7/6/21 Margaret M. Arviz
City Representative Date Printed Name

Property Identification

Site Address: 722 S US HIGHWAY 1
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0042-000-4
Jurisdiction: Fort Pierce

Use Type: 2100
Account #: 23765
Map ID: 24/10S
Zoning: General Co

Ownership

Costa Seafood & Grill LLC
722 S US Highway 1
Fort Pierce, FL 34950

Legal Description

BLVD DEV CO'S S/D BLK C LOTS 6 AND7 (MAP 24/10F) (OR 3747-1098)

Current Values

Just/Market Value: \$317,400
Assessed Value: \$317,400
Exemptions: \$0
Taxable Value: \$317,400

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): 4,038
Gross Sketched Area (SF): 4,038
Land Size (acres): 0.27
Land Size (SF): 11,905

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Information

SUBJECT:

20-1254 CE	1711 N 19th Street	Willie Keith Jennifer J Keith Glenn R Keith	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	May 29, 2020	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Willie Keith Jennifer J Keith Glenn R Keith 1711 N 19th Street Fort Pierce, FL 34950	HEIR: William A. Keith 1320 Ashbrook Place Charlotte, NC 28209
HEIR: Willie E. Keith 3803 Avenue I Fort Pierce, FL 34947	HEIR: Freddie V. Keith PO Box 137 Nichols, FL 33863-0137
HEIR: Jeffiner J. Keith 4003 Avenue M Fort Pierce, FL 34947	HEIR: Glenn R. Keith 3709 Avenue Q Fort Pierce, FL 34947
HEIR: Jennifer J. Keith 1504 N 42 nd Street Fort Pierce, FL 34947	HEIR: Lorranzo J. Keith 3671 Rainbow Drive Atlanta, GA 30034
HEIR: Horace R. Keith 3201 Langley Circle Tallahassee, FL 32312-2022	

VIOLATIONS:

22-137(13) - Landscape Maintenance

FINDINGS/ORDER:

March 17, 2021 Special Magistrate Pelletier found the owners in violation and provided 10 days to comply or be fined \$50.00 per day.

ACTION DATES:

May 29, 2020 - case initiated via Covid 19 friendly letter (letter returned unclaimed)
July 10, 2020 - Notice of Violation sent (letter returned unclaimed)
October 16, 2020 - Friendly letter sent (letter returned unclaimed)
March 17, 2021 - Special Magistrate Pelletier found the owners in violation (order returned unclaimed)
May 14, 2021 - Inspection of the property found the violation continued and fines initiated.
May 20, 2021 - Massey notice sent to owner. Full research conducted and found recorded deed listing additional owner names and addresses. Massey notice to to all owners.
June 15, 2021 - Received a written request from William Keith contesting the fines.

RECOMMENDATION:

To be determined

Attachments

Massey Hearing Request
Deed - 1711 N 19th Street
Property ID Card
3 Criteria
Administration Fees

Form Review

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

Started On: 06/22/2021 04:40 PM

1320 Ashbrook Place
Charlotte, NC 28209
June 8, 2021

City of Fort Pierce
Code Enforcement Division
P. O. Box 1480
Fort Pierce, FL 34954

RE: Case No. 20-00001254
Address: 1711 N 19th Street

Attn: Claudette Pelletier
Special Magistrate
Division of Code Enforcement

I, William Keith, do contest the fine that has been levied on the property located at 1711 N 19TH ST, Fort Pierce, Florida and hereby submit a request for elimination of all fines. I offer the following statements in support of this request.

All owners of the property located at 1711 N 19TH ST were not given notification of the decision of the Special Magistrate pursuant to Florida statutes 16207 on March 17, 2021.

Most of the owners do not live in Saint Lucie County and travel was restricted due to Covid-19 raging throughout the United States at that time.

Also no transcript of the original hearing has been made available. Therefore, the owners' lawyer cannot make an appeal.

The judgment of the trial court should be reversed and the entire case dismissed.

W Keith

William Keith

RECEIVED

JUN 15 2021

CITY OF FORT PIERCE
COMMUNITY POLICE
Code Enforcement &
Animal Control

*Heather
case*

JUN 06 2005

NAME: WILLIAM KEITH
ADDRESS: 1711 N. 19TH STREET
FT. PIERCE, FLORIDA, 34950-2009

Warranty Deed
From Individual to Individual

THIS INSTRUMENT PREPARED BY:
CURTIS RANDOLPH, SR., ESQUIRE

ADDRESS: 850 S. 21ST STREET, SUITE H
FT. PIERCE, FLORIDA 34950

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO)NUMBER(S):

2404-609-0031-000-1

SOC. SEC.#:

THIS WARRANTY DEED Made the 25th day of APRIL, A.D. 2005 by **WILLIAM KEITH**, whose Post Office Address is 1711 N. 19TH STREET, FT. PIERCE, FLORIDA 34950, **FREDDIE V. KEITH**, his son Whose Post Office Address is P.O. Box 137, NICHOLS, FLORIDA 33863-0137 and **WILLIAM A. KEITH**, his son Whose Post Office Address is 1320 ASHBROOK PLACE, CHARLOTTE, NORTH CAROLINA 28209 Hereinafter called Grantors, TO: **WILLIAM KEITH**, for life, whose Post Office Address is 1711 N. 19TH STREET, FT. PIERCE, FLORIDA 34950 and Remainder to his children whose names and addresses are as followed **WILLIAM A. KEITH** whose Post Office Address is 1320 ASHBROOK PLACE, CHARLOTTE, NORTH CAROLINA 28209, **WILLIE E. KEITH**, Whose Post Office Address is 3803 AVENUE I, FT. PIERCE, FLORIDA 34947, **FREDDIE V. KEITH** Whose Post Office Address is POST OFFICE BOX 137, NICHOLS, FLORIDA 33863-0137, **JEFFINER J. KEITH**, Whose Post Office Address is 4003 AVENUE M, FT. PIERCE, FLORIDA 34947, **GLENN R. KEITH** Whose Post Office Address is 3709 AVENUE Q, FT. PIERCE, FLORIDA, **JENNIFER J. KEITH**, Whose Post Office Address is 1504 NORTH 42ND STREET, FT. PIERCE, FLORIDA 34947, **LORRANZO J. KEITH** Whose Post Office Address is 3671 RAINBOW DRIVE, ATLANTA, GEORGIA 30034 and **HORACE R. KEITH** Whose Post Office Address is 3201 LANGLEY CIRCLE, TALLAHASSEE, FLORIDA 32312-2022 Hereinafter called Grantees:

Wherever used herein the terms **grantors** and **grantees** include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns. "Grantor" and "Grantee" are used for Singular and Plural as the content requires and the use of any gender shall include all genders.

SOUTHERN PINES BLOCK 3 LOTS 11 AND 12 (OR 1778-2930)

SUBJECT TO covenants, restrictions, easements of record of record and taxes for the current year.

WITNESSETH: That the grantor, for and in consideration of the sum of \$-0- and other valuable considerations, Receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases conveys and Confirms unto the grantee, all that certain land situate in ST. LUCIE County, State of FLORIDA, viz:

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; That the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants The title to said grantee and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing to December 31, 2004.

IN WITNESS WHEREOF, the said grantor has hereunto set our hands and seal on the day and year first above Written.

Signed, sealed and delivered in the presence of:

Witness Signature
Curtis Randolph
Printed Name: Curtis Randolph
Witness Signature
Henrietta Johnson-Gibson
Printed Name: Henrietta Johnson-Gibson

Grantor Signature
William Keith
Printed Name
WILLIAM KEITH
1711 N. 19TH STREET
Post Office Address
FT. PIERCE, FLORIDA 34950-2009
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **WILLIAM KEITH** known to me to be the person(s) described in and who Executed the foregoing instrument, who acknowledged before me that HE executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 25 day of April, A.D. 2005.

Notary Signature
Henrietta Johnson-Gibson

Printed Notary Signature
Henrietta Johnson-Gibson
Commission #DD303676
Expires: Apr 02, 2008
Bonds Thru
Commission Expires:

Witness signature (as to second Grantor)

YVONE L. KINARD

Printed Name

Yvone L. Kinard

Witness Signature

YVONE L. KINARD

Printed Name

STATE OF North Carolina

COUNTY OF Mecklenburg

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **WILLIAM A. KEITH** known to me to be the person described in and who Executed the foregoing instruments, who acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 6th day of May, 2005, A.D.

Pat Ely
Notary Signature

Patricia Ely
Printed Notary Name/My Commission Expires

Witness Signature (as to third Grantor)

BR Patel

Printed Name

BR Patel

Witness Signature

BR Patel

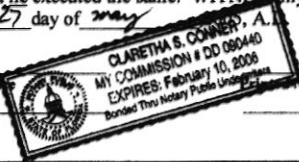
Printed Name

STATE OF FL

COUNTY OF Polk

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State Aforesaid and in the County aforesaid to take acknowledgments, personally appeared **FREDDIE V. KEITH** known to me to be the person described in and who Executed the foregoing instruments, who Acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 27 day of May

Claretha S. Conner
Notary Signature



Freddie V. Keith

Co-Grantor Signature

FREDDIE V. KEITH

Printed Name

P. O. BOX 137

Post Office Address

NICHOLS, FLORIDA 33863-0137

City, State, Zip Code

Claretha S. Conner
Notary Name/My Commission Expires:

DD 090440
expires 2/10/08

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

Property Identification

Site Address: 1711 N 19th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-609-0031-000-1
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 16897
Map ID: 24/04N
Zoning: SF Moderat

Ownership

Willie Keith
Jeffiner J Keith
Glenn R Keith
1711 N 19th ST
Fort Pierce, FL 34950

Legal Description

SOUTHERN PINES BLK 3 LOTS 11 AND 12 (OR 1778-2930: 2524-2901)

Current Values

Just/Market Value: \$14,700
Assessed Value: \$10,450
Exemptions: \$0
Taxable Value: \$10,450



Total Areas

Finished/Under Air (SF): 1,100
Gross Sketched Area (SF): 1,692
Land Size (acres): 0.34
Land Size (SF): 14,672

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](#)

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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 20-1254

Address: 1711 N 19th St

Hearing Date: 7/21/2021

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Minor - Landscaping

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):

Some landscape maintenance was completed in 2020 but property still in violation.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Three prior notices of violation

Administrative Cost Estimator

6/22/2021

Property Address: 1711 N 19th Street (20-1254)

Date case originated: 5/29/2020

Date case complied: 7/21/2021

Total time: 13 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 1
 Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>17</u>	\$7.48
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>43</u>	\$21.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>13</u>	\$650.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,354.08