

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, September 1, 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**

4. **PUBLIC HEARINGS - CITATIONS**

A.	21-0312 PK	1900 Block Avenue M	Jerger, Ellen	Heather Debevec
B.	21-0651 PK	1415 S Ocean Drive	Medlin, Tracy	Heather Debevec
C.	21-0804 PK	1415 S Ocean Drive	Medlin, Tracy	Heather Debevec
D.	21-1488 PK	Jaycee Park	Jermainn Braceley	Chad Dawson
E.	21-1548 PK	South Causeway Park	Laura Oppen	Chad Dawson

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-0297 CE	1908 Avenue M	Funkey, William	Heather Debevec
B.	21-0308 CE	2806 S US Highway 1	Invest LP	Heather Debevec

C.	21-0486 CE	1511 Avenue O	Raphael, Henri	Heather Debevec
D.	21-0529 CE	Mohawk Avenue	Fort Pierce Consulting LLC	Heather Debevec
E.	21-875 CE	1401 Georgia Ave	Caitlin Reid	Isaac Saucedo
F.	20-1591 CE	517 Beach Ct	Aliaga, Frederick Reconco, Ethel P.	Isaac Saucedo

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

A.	20-2474 CE	118 Alma Court	Jeanne Arias	Isaac Saucedo
B.	20-2045 CE	2201 S 29th St	Deborah A Norvell Vivian Norvell (EST) John Norvell Jr	Chad Dawson
C.	20-2046 CE	2209 S 29th St	Vivian A. Norvell	Chad Dawson
D.	21-0014 CE	2506 Avenue L	O Ave L Land Trust	Janey Vanderhorst

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**4. A.****Meeting Date:** 09/01/2021**Re:** Case # 21-0312 - 1900 Block Avenue M**Information****SUBJECT:**

21-0312 PK	1900 Block Avenue M	Jerger, Ellen	Heather Debevec
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CASE INFORMATION:

Case Initiated	February 5, 2021	Type of Presentation:	Citation
1st Hearing	June 2, 2021	Special Magistrate continued case to allow staff to determine the City's right of way	
2nd Hearing	August 4, 2021	Special Magistrate continued case to allow owner to install a security light and park on the property.	

OWNER:

OWNER: Ellen Jerger	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9141PK	34-35(S) Parking on 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: Peggy Arraiz
 Final Approval Date: 08/13/2021

Started On: 08/02/2021 04:53 PM

Special Magistrate Hearing

4. B.

Meeting Date: 09/01/2021

Re: Case# 21-651 - 1415 S Ocean Drive

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

Information

SUBJECT:

21-0651 PK	1415 S Ocean Drive	Medlin, Tracy	Heather Debevec
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CASE INFORMATION:

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

OWNER: Tracy Medlin	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10368 PK	34-35(L)Restricted Parking Vehicles with Boat Trailers	\$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: Katherine Calderon
Final Approval Date: 08/12/2021

Started On: 08/12/2021 12:25 PM

Special Magistrate Hearing

4. C.

Meeting Date: 09/01/2021

Re: Case# 21-0804 - 1415 S Ocean Drive

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

Information

SUBJECT:

21-0804 PK	1415 S Ocean Drive	Medlin, Tracy	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 10, 2021	Type of Presentation:	Citation
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OWNER:

OWNER: Tracy Medlin	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9305PK	34-35(L) Parking Regulation Restricted Parking	TBD	\$10.00	\$18.00	TBD

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: 08/24/2021

Started On: 05/25/2021 08:48 AM

Special Magistrate Hearing

4. D.

Meeting Date: 09/01/2021

Re: Case# 21-1488 - Jaycee Park

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

Information

SUBJECT:

21-1488 PK	Jaycee Park	Jermainn Braceley	Chad Dawson
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CASE INFORMATION:

Case Initiated:	June 27, 2021	Type of Presentation:	Citation Appeal
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OWNER:

OWNER: Jermainn Braceley	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3830PK	34-35(L) 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: Katherine Calderon

Started On: 08/02/2021 08:49 AM

Final Approval Date: 08/24/2021

Special Magistrate Hearing**4. E.****Meeting Date:** 09/01/2021**Re:** Case# 21-1548 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1548 PK	South Causeway Park	Laura Opper	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 4, 2021	Type of Presentation:	Citation Appeal (Phone)
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OWNER:

OWNER: Laura Opper	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3831PK	34-35(S) Parking on Right of Way	\$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: Katherine Calderon
 Final Approval Date: 08/24/2021

Started On: 07/30/2021 04:43 PM

Special Magistrate Hearing

5. A.

Meeting Date: 09/01/2021

Re: Case# 21-0297 - 1908 Avenue M

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

Information

SUBJECT:

21-0297 CE	1908 Avenue M	Funkey, William	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 6, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: WILLIAM FUNKEY 159 DEERFIELD DR JUPITER, FL 33458	TENANT: DELORES FISHER 1908 AVENUE M FT PIERCE, FL 34950
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VIOLATIONS:

IPMC 304.1 Exterior structure – General.
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Repair the trim on the east, west, and south east sides as it is rotting and peeling.
2. Paint the trim to match after the repairs have been made.

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: Heather Debevec
Final Approval Date: 08/24/2021

Started On: 06/28/2021 01:26 PM

Special Magistrate Hearing

5. B.

Meeting Date: 09/01/2021

Re: Case# 21-0308 - 2806 S US Highway 1

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

Information

SUBJECT:

21-0308 CE	2806 S US Highway 1	Invest LP	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 5, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: IVEST LP 9215 SOLON RD #D-1 HOUSTON, TX 77064	REGISTERED AGENT: LLOYD MOODY 9215 SOLON RD #D-1 HOUSTON, TX 77064
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VIOLATIONS:

IPMC 302.7 Accessory structures

CORRECTIVE ACTIONS:

1. Repair the fence along the east side of the property where it is falling, disconnected, and disrepair.

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: Heather Debevec
Final Approval Date: 08/24/2021

Started On: 07/04/2021 08:03 AM

Special Magistrate Hearing**5. C.****Meeting Date:** 09/01/2021**Re:** Case# 21-0486 - 1511 Avenue O**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0486 CE	1511 Avenue O	Raphael, Henri	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 5, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: HENRI RAPHAEL 1251 NE 209TH TERR MIAMI, FL 33177	TENANT: TENANT 1511 AVENUE O APT A FT PIERCE, FL 34950
TENANT: TENANT 1511 AVENUE O APT B FT PIERCE, FL 34950	

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)

Section 30-28(c) – Responsibility for containers

IPMC 304.3 Address identification.

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

Section 123-37(12) – Landscape maintenance

Section 26-3 – Storage of commodities

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Remove boards and open shutters from the windows.
2. Store trash, yard, and recycle bins to the side or rear of the home.
3. Place house numbers to be visible from the roadway.
4. Remove, bring in, or place in a shed the buckets, scrap wood and other loose items from the yard.
5. Mow and trim weeds from around the building.
6. Remove items from the open trailer and place them in a shed or enclosed facility.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 08/24/2021

Started On: 06/28/2021 02:42 PM

Special Magistrate Hearing

5. D.

Meeting Date: 09/01/2021

Re: Case# 21-0529 - Mohawk Avenue

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

Information

SUBJECT:

21-0529 CE	Mohawk Avenue	Fort Pierce Consulting LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: FORT PIERCE CONSULTING LLC 6880 OSBORNE DR LANTANA, FL 33462	OTHER: FORT PIERCE CONSULTING LLC 3898 VIA POINCIANA 15 LAKE WORTH, FL 33467
REGISTERED AGENT: PEGGY PEREZ 6880 OSBORNE DR LANTANA, FL 33462	

VIOLATIONS:

Sec. 16-28. - Dead or diseased tree removal on private property.

CORRECTIVE ACTIONS:

1. Remove the dead pine tree toward the middle of the south eastern area of the lot.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec

Started On: 06/28/2021 04:00 PM

Final Approval Date: 08/24/2021

Special Magistrate Hearing

5. E.

Meeting Date: 09/01/2021

Re: Case# 21-875 - 1401 Georgia Ave

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

Information

SUBJECT:

21-875 CE	1401 Georgia Ave	Caitlin Reid	Isaac Saucedo
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CASE INFORMATION:

Case Initiated: May 02, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Caitlin Reid 1401 Georgia Ave 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(10)(d) – Nuisance as an object / Non-operative vehicles
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- IPMC 304.2 Protective treatment
- Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please remove all metal, trash, wood, buckets, tires and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Please remove or register the non-operable tan Chevrolet in the back of the house.
3. Please pressure wash and paint where molding, chipping or deterioration has occurred throughout house.
4. Please remove lazy boy sofa located in the back of the property. All indoor furniture must be kept indoors at all times.
5. Please trim all overgrown bushes, trees, shrubs and grass located throughout 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 \$100 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/24/2021

Started On: 06/28/2021 09:43 AM

Special Magistrate Hearing

5. F.

Meeting Date: 09/01/2021

Re: Case # 20-1591 - 517 Beach Ct

Information

SUBJECT:

20-1591 CE	517 Beach Ct	Aliaga, Frederick Reconco, Ethel P.	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	July 15, 2020	Type of Presentation:	Regular
1st hearing	February 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	
2nd hearing	March 3, 2021	Mr. Aliaga was present but due to the lateness of the hearing rescheduled for 4/7/21.	

OWNER:

OWNER: FREDERICK ALIAGA ETHEL P RECONCO 517 BEACH CT FORT PIERCE, FL 34950	
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VIOLATIONS:

Section 125-187(a – f) – Mobile homes prohibited

CORRECTIVE ACTIONS:

1. Residents are prohibited from living in mobile homes within the ----R-1 zoning district. You are advised that no one may reside in the mobile home located 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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 08/03/2021

Started On: 11/15/2020 04:43 PM

Information

SUBJECT:

20-2474 CE	118 Alma Court	Jeanne Arias	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 28, 2020	Type of Presentation:	Massey Hearing
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OWNER:

VIOLATOR: Jeanne Arias 223 N 2nd Street Fort Pierce, FL 34950	
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VIOLATIONS:

Section 24-19 – Maintenance of Nuisance on Property Prohibited
Section 24-21(9)(18) – Nuisance as a condition

FINDINGS/ORDER:

On November 4, 2020, Code Enforcement Officer Isaac Saucedo cited the property as a nuisance for lot clearing violations.

ACTION DATES:

November 4, 2020 - Property posted and declared as a nuisance.
November 16, 2020 - Inspection of the property.
December 7, 2020 - Due to non-compliance, property placed on bid list.
March 25, 2021 - Vendor completed work.
June 7, 2021 - Request for Invoice sent to Finance.
July 9, 2021 - Email received from property owner requesting massey hearing.

RECOMMENDATION:

To be determined

Attachments

Request
Notice
Posting
Bill & Photo

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 08/24/2021

Started On: 08/02/2021 12:47 PM

Janey Vanderhorst

20-2474 IS

From: Jeanne <jpony@aol.com>
Sent: Friday, July 9, 2021 11:47 AM
To: Janey Vanderhorst
Subject: Re: 118 Alma court

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

Good Morning,

I would like to dispute the code violation.

Thank you
Jeanne Arias

-----Original Message-----

From: Janey Vanderhorst <JVanderhorst@cityoffortpierce.com>
To: jpony@aol.com <jpony@aol.com>
Sent: Thu, Jul 8, 2021 5:29 pm
Subject: 118 Alma court

Good evening Ms. Arias,

Please attached file per your request. To dispute the invoice you received, please email me stating you wish to do so. This will be a Massey Hearing in front of the Special Magistrate. If you have any questions, please let me know.

Warms Regards,

Janey Vanderhorst | Code Compliance Supervisor | City of Fort Pierce
Code Enforcement/Animal Control Department
Florida Association of Code Enforcement (FACE), Member
Treasure Coast Association of Code Enforcement (TCACE), Vice President
Phone: 772.467.3153 Fax: 772.468.0457 100 North U.S. 1 Fort Pierce, FL 34950



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"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work. "



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

November 04, 2020

Property address: 118 ALMA CT
Tax ID #: 2409-806-0021-000/8

JEANNE ARIAS
223 N 2ND ST
FT PIERCE, FL 34950

Re: Case # 20-00002474

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
2. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. If this property is a water front property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.
 - b. If any trees are to be removed, you must contact the City of Fort Pierce's Urban Forrester at 772-467-3794.

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablità ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

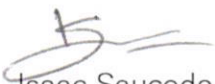


- c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.
 - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 - e. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Sunday through Wednesday, 06:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,



Isaac Saucedo
Code Enforcement Officer
P – 772-467-3143
EM: Isaucedo@cityoffortpierce.com



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: JEANNE ARIAS
223 N 2ND ST
FT PIERCE, FL 34950

ADDRESS: 118 ALMA CT

CASE NO: 20-00002474

BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 16-49(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

JEANNE ARIAS
223 N 2ND ST
FT PIERCE, FL 34950

FURTHER AFFIANT SAYETH NOT.

DATED this 4th day of November, 2020.

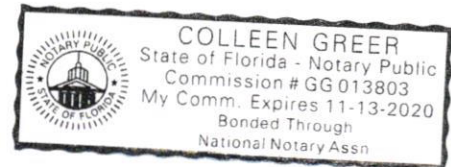
Isaac Saucedo

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 4th day of November, 2020.

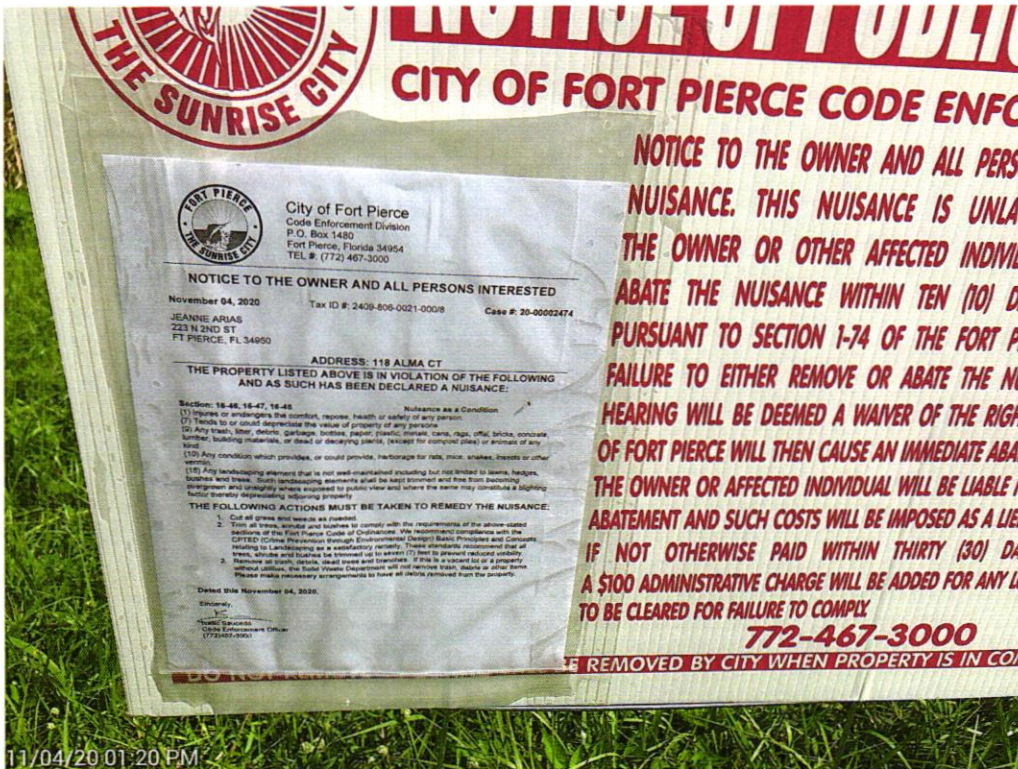
NOTARY PUBLIC – STATE OF FLORIDA



C0098670



11/04/20 01:20 PM



11/04/20 01:20 PM

NOTICE OF PUBLIC NUISANCE
 CITY OF FORT PIERCE CODE ENFORCEMENT DIVISION

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE DESCRIBED NUISANCE. THIS NUISANCE IS UNLAWFUL UPON THIS PROPERTY. THE OWNER OR OTHER AFFECTED INDIVIDUAL MUST EITHER REMOVE OR ABATE THE NUISANCE WITHIN TEN (10) DAYS OF RECEIPT OF THIS HEARING PURSUANT TO SECTION 1-74 OF THE FORT PIERCE CODE OF ORDINANCES. FAILURE TO EITHER REMOVE OR ABATE THE NUISANCE OR TO REQUEST A HEARING WILL BE DEEMED A WAIVER OF THE RIGHT TO A HEARING. THE CITY OF FORT PIERCE WILL THEN CAUSE AN IMMEDIATE ABATEMENT OF THE NUISANCE AND SUCH COSTS WILL BE IMPOSED AS A LIEN UPON THE PROPERTY IF NOT OTHERWISE PAID WITHIN THIRTY (30) DAYS AFTER ISSUING A \$100 ADMINISTRATIVE CHARGE WILL BE ADDED FOR ANY LATE TO BE CLEARED FOR FAILURE TO COMPLY.

772-467-3000



NOTICE OF PUBLIC NUISANCE

CITY OF FORT PIERCE CODE ENFORCEMENT DIVISION

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 04, 2020 Tax ID #: 2409-806-0021-00018 Case #: 20-0002474

JEANNE ARSAS
 223 N 2ND ST
 FT PIERCE, FL 34950

ADDRESS: 118 ALMA CT

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE DESCRIBED NUISANCE. THIS NUISANCE IS UNLAWFUL UPON THIS PROPERTY. THE OWNER OR OTHER AFFECTED INDIVIDUAL MUST EITHER REMOVE OR ABATE THE NUISANCE WITHIN TEN (10) DAYS OF RECEIPT OF THIS HEARING PURSUANT TO SECTION 1-74 OF THE FORT PIERCE CODE OF ORDINANCES. FAILURE TO EITHER REMOVE OR ABATE THE NUISANCE OR TO REQUEST A HEARING WILL BE DEEMED A WAIVER OF THE RIGHT TO A HEARING. THE CITY OF FORT PIERCE WILL THEN CAUSE AN IMMEDIATE ABATEMENT OF THE NUISANCE AND SUCH COSTS WILL BE IMPOSED AS A LIEN UPON THE PROPERTY IF NOT OTHERWISE PAID WITHIN THIRTY (30) DAYS AFTER ISSUING A \$100 ADMINISTRATIVE CHARGE WILL BE ADDED FOR ANY LATE TO BE CLEARED FOR FAILURE TO COMPLY.

772-467-3000

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 16-46, 16-47, 16-48

(1) Injures or endangers the comfort, repose, health or safety of any person;
 (7) Tends to or could depreciate the value of property of any person;
 (8) Any trash, litter, debris, garbage, bottles, paper, plastic, metal, cans, rags, oil, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind;
 (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin;
 (11) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, shrubs and trees. Such landscaping elements shall be kept trimmed and free from accumulating overgrowth and unsightly weeds exposed to public view and where the same may constitute a lighting hazard thereby representing a nuisance to the property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Cut all grass and weeds as required.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CITEED (Citrus Tree Pruning through Environmental Design) Best Practices and concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed to be within (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Public Works Department will not remove trash, bushes or other items. Please make necessary arrangements to have all debris removed from the property.

Dated this November 04, 2020.

City of Fort Pierce
 Code Enforcement Division
 Code Enforcement Officer
 (772)467-3000

REMOVED BY CITY WHEN PROPERTY IS IN COMPLIANCE



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : Request for Invoice
DATE : May 27, 2021

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 118 ALMA CT
PARCEL ID #: 2409-806-0021-000/8
CASE #: 20-2474
LEGAL DESCR.: HOPKINS S/D BLK 2 LOT 5
CURRENT OWNER: JEANNE ARIAS
 223 N 2ND ST
 FT PIERCE, FL 34950

.....

The property was inspected by Isaac Saucedo, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Mow 4 Less Lawn Care

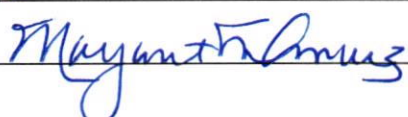
Date completed: 03/25/2021

Amount to be billed: \$ 720.00 plus \$100.00 administrative fee.

Invoice #: 03302021

Inspected by: 

Date: 6-2-21

Approved to be billed: 

Date: 6/7/21

118 ALMA CT



Information

SUBJECT:

20-2045 CE	2201 S 29th St	Deborah A Norvell Vivian Norvell (EST) John Norvell Jr	Chad Dawson
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CASE INFORMATION:

Case Initiated:	September 08, 2020	Type of Presentation:	Massey Hearing
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OWNER:

VIOLATOR: Deborah A. Norvell Vivian Norvell (EST) John R. Norvell Jr PO Box 12355 Fort Pierce, FL 34979	
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VIOLATIONS:

Section 24-19 – Maintenance of Nuisance on Property Prohibited
Section 24-21(9)(18) – Nuisance as a condition

FINDINGS/ORDER:

On November 3, 2020, Code Enforcement Officer Chad Dawson cited the property as a nuisance for lot clearing violations.

ACTION DATES:

November 3, 2020 - Property posted and declared as a nuisance.
November 16, 2020 - Inspection of the property.
December 14, 2020 - Due to non-compliance, property placed on bid list.
March 30, 2021 - Vendor completed work.
June 7, 2021 - Request for Invoice sent to Finance.
July 13, 2021 - Letter received from property owner requesting massey hearing.

RECOMMENDATION:

To be determined

Attachments

Request

Notice
Posting
Bill & Photo

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 08/24/2021

Started On: 08/02/2021 03:07 PM

Deborah A. Norvell
5825 Ideal Holding Road
Port Saint Lucie, FL 34987

Mr. Nick Mimms
PO Box 1480
Fort Pierce, FL 34954

Received

JUL 13 2021

City of Fort Pierce
City Manager's Office

July 12, 2021

RE: Invoices: 38345 and 38350

Dear Mr. Mimms,

I have received two invoices, referenced above and enclosed herewith, for two properties that I am responsible for managing. The two properties are Parcel 2417-434-0014-000/0 (2209 S. 29th St) and 2417-434-0011-000/9 (2209 S. 29th St). I am writing you because I am not aware at this time of which city department issued these invoices, nor performed the services referenced on the invoices. If my letter is better served forwarding to a particular department to manage, please forward my letter and notify me of the respective department.

Please note that both of these invoices are being contested as being null and void, and as such, demand is made for the City of Fort Pierce to cease and desist in all processing of transactions associated with either of these two properties until the invoices are no longer contested or cease to exist.

I live approximately 12 miles west of town and, since the pandemic, do not travel into town often. The mowing maintenance of these properties has been subcontracted out for many years.

Both of these invoices are the first correspondences that I have received regarding a potential code violation from the City and billing me, for what appears to be a code violation, violates my right to due process without receiving a notice of a potential violation or subsequent hearing to defend myself or remedy the situation.

Both invoices are dated June 24, 2021 for work referenced to have been performed approximately three months prior on March 30, 2021. Both invoices are extremely vague and only specify the work of "Mowed" and "Lot Clearing Admin(istration)." It is not clear who performed the work, which department managed the work, or what specific work was performed. Without knowing some basic details of the case or work performed and billed, it is impossible to verify if the invoices and subject work are legal, legitimate, or at a fair market value.

In order to resolve this issue responsibly, I am requesting full disclosure of all records from the City regarding these two cases and properties, including a detailed accounting of the work performed, notices issued to owners, public hearings and notices issued, photographs before and after remedy. The records can be mailed to me at the address located in the header of this letter.

If you have any questions or concerns regarding this correspondence, please do not hesitate to write me back.

Sincerely,


Deborah A. Norvell

*Hand
Delivered
7-13-2021*



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

November 3, 2020

Property address: 2201 S 29TH ST

Tax ID #: 2417-434-0011-000/9

DEBORAH A NORVELL
VIVIAN NORVELL (EST)
JOHN R NORVELL JR
PO BOX 12355
FORT PIERCE, FL 34979

Re: Case # 20-00002045

AMENDED NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
2. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. If this property is a water front property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

- b. If any trees are to be removed, you must contact the City of Fort Pierce's Urban Forrester at 772-467-3794.
 - c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.
- a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 - e. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Sunday through Wednesday, 6:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,



Chad Dawson
Code Enforcement Officer
P – 772-467-3152
EM: cdawson@cityoffortpierce.com



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

AFFIDAVIT OF MAILING & POSTING PUBLIC NUISANCE

IN THE MATTER OF: DEBORAH A NORVELL
VIVIAN NORVELL (EST)
JOHN NORVELL JR
PO BOX 12355
FT PIERCE, FL 34979

ADDRESS: 2201 S 29TH ST

CASE NO: 20-00002045

BEFORE ME, the undersigned authority, personally appeared Chad Dawson, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 16-49(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

DEBORAH NORVELL
VIVIAN NORVELL (EST)
JOHN NORVELL JR
PO BOX 12355
FT PIERCE, FL 34979

FURTHER AFFIANT SAYETH NOT.

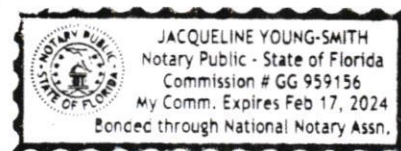
DATED this 3rd day of November, 2020.

Chad Dawson

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 3rd day of November, 2020.

NOTARY PUBLIC - STATE OF FLORIDA

C0098680



Fort Pierce, Florida 34954
TEL #: (772) 467-3000

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 3, 2020

Tax ID #: 2417-434-0011-0000

Case #: 20-00002045

DEBORAH A NORVELL
VIVIAN NORVELL (EST)
JOHN NORVELL JR
PO BOX 12355
FT PIERCE, FL 34975

ADDRESS: 2201 S 29TH ST

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING
AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 16-46, 16-47, 16-48

Nuisance as a Condition

- (1) Any use or condition that creates a public nuisance or endangers the comfort, repose, health or safety of any person.
- (2) Any use or condition that could depreciate the value of property of any person.
- (3) Any trash, litter, debris, garbage, boxes, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (4) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other pests.
- (5) Any unsightly element that is not well maintained including but not limited to lawns, hedges, bushes and shrubs. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly when exposed to public view, where the same may constitute a blighting factor thereby diminishing the value of adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-cited sections of the Fort Pierce Code of Ordinances. The trimmer must comply with the City of Fort Pierce Ordinance through Environmental Design Basic Principles and Concepts regarding tree preservation and removal. The standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trees, shrubs, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove cut, debris or other items. The property owner is responsible for having all debris removed from the property.

Dated this November 3, 2020.

Signature:
Chad Dawson
Code Enforcement Officer
(772) 467-2152

THE OWNER
ABATE THE
PURSUANT TO
FAILURE TO
HEARING WILL
OF FORT PIERCE
THE OWNER OR A
ABATEMENT AND S
IF NOT OTHERWISE
A \$100 ADMINISTRATIVE
TO BE CLEARED FOR F

DO NOT REMOVE - POSTING WILL BE REMOVED BY CITY

11/23/2020 10:19 AM

Fort Pierce, FL



11/23/2020 10:19 AM

Fort Pierce, FL



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : Request for Invoice
DATE : May 27, 2021

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 2201 S 29TH ST

PARCEL ID #: 2417-434-0011-000/9

CASE #: 20-2045

LEGAL DESCR.: 17 35 40 THAT PART OF SEC MPDAF: FROM INT OF S SEC LI AND SE COR OF SW 1/4 OF SE 1/4 OF SEC RUN N 01 08 46 E 49.50 FT, TH S 89 49 21 W 185

CURRENT OWNER: DEBORAH A NORVELL
VIVIAN NORVELL (EST)
JOHN NORVELL JR
PO BOX 12355
FT PIERCE, FL 34979

.....

The property was inspected by Chad Dawson, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Mow 4 Less Lawn Care

Date completed: 03/30/2021

Amount to be billed: \$ 3,775.00 plus \$100.00 administrative fee.

Invoice #: 03302021

Inspected by: Chad Dawson

Date: 3/28/2021

Approved to be billed: Maryann F. [Signature]

Date: 6/7/21

C0103265

2201 S 29TH ST 2



Information

SUBJECT:

20-2046 CE	2209 S 29th St	Vivian A. Norvell	Chad Dawson
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CASE INFORMATION:

Case Initiated:	September 08, 2020	Type of Presentation:	Massey Hearing
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OWNER:

VIOLATOR: Vivian A Norvell (EST) 5825 Ideal Holding Rd Port St Lucie, FL 34987	
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VIOLATIONS:

Section 24-19 – Maintenance of Nuisance on Property Prohibited
Section 24-21(9)(18) – Nuisance as a condition

FINDINGS/ORDER:

On November 3, 2020, Code Enforcement Officer Chad Dawson cited the property as a nuisance for lot clearing violations.

ACTION DATES:

September 8, 2020 - Case initiated
September 15, 2020 - Violation Notice sent to property owner
September 29, 2020 - Friendly Letter sent to property owner
November 3, 2020 - Property posted and declared as a nuisance.
December 14, 2020 - Due to non-compliance, property placed on bid list.
March 30, 2021 - Vendor completed work.
June 7, 2021 - Request for Invoice sent to Finance.
July 13, 2021 - Letter received from property owner requesting massey hearing

RECOMMENDATION:

To be determined

Attachments

Request
Notice

Posting
Bill & Photo

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 08/24/2021

Started On: 08/03/2021 11:46 AM

Deborah A. Norvell
5825 Ideal Holding Road
Port Saint Lucie, FL 34987

Mr. Nick Mimms
PO Box 1480
Fort Pierce, FL 34954

Received

JUL 13 2021

July 12, 2021

City of Fort Pierce
City Manager's Office

RE: Invoices: 38345 and 38350

Dear Mr. Mimms,

I have received two invoices, referenced above and enclosed herewith, for two properties that I am responsible for managing. The two properties are Parcel 2417-434-0014-000/0 (2209 S. 29th St) and 2417-434-0011-000/9 (2209 S. 29th St). I am writing you because I am not aware at this time of which city department issued these invoices, nor performed the services referenced on the invoices. If my letter is better served forwarding to a particular department to manage, please forward my letter and notify me of the respective department.

Please note that both of these invoices are being contested as being null and void, and as such, demand is made for the City of Fort Pierce to cease and desist in all processing of transactions associated with either of these two properties until the invoices are no longer contested or cease to exist.

I live approximately 12 miles west of town and, since the pandemic, do not travel into town often. The mowing maintenance of these properties has been subcontracted out for many years.

Both of these invoices are the first correspondences that I have received regarding a potential code violation from the City and billing me, for what appears to be a code violation, violates my right to due process without receiving a notice of a potential violation or subsequent hearing to defend myself or remedy the situation.

Both invoices are dated June 24, 2021 for work referenced to have been performed approximately three months prior on March 30, 2021. Both invoices are extremely vague and only specify the work of "Mowed" and "Lot Clearing Admin(istration)." It is not clear who performed the work, which department managed the work, or what specific work was performed. Without knowing some basic details of the case or work performed and billed, it is impossible to verify if the invoices and subject work are legal, legitimate, or at a fair market value.

In order to resolve this issue responsibly, I am requesting full disclosure of all records from the City regarding these two cases and properties, including a detailed accounting of the work performed, notices issued to owners, public hearings and notices issued, photographs before and after remedy. The records can be mailed to me at the address located in the header of this letter.

If you have any questions or concerns regarding this correspondence, please do not hesitate to write me back.

Sincerely,


Deborah A. Norvell

*Hand
Delivered
7-13-2021*



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

September 15, 2020

Property address: 2209 S 29TH ST

Tax ID #: 2417-434-0014-000/0

VIVIAN A NORVELL (EST)
5825 IDEAL HOLDING RD
PORT ST LUCIE, FL 34987

Re: Case # 20-00002046

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
2. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. If this property is a water front property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.
 - b. If any trees are to be removed, you must contact the City of Fort Pierce's Urban Forester at 772-467-3794.

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

- c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.
 - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 - e. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Sunday through Wednesday, 6:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,



Chad Dawson
Code Enforcement Officer
P – 772-467-3152
EM: cdawson@cityoffortpierce.com



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: VIVIAN A NORVELL
5825 IDEAL HOLDING RD
PORT ST LUCIE, FL 34987

ADDRESS: 2209 S 29TH ST

CASE NO: 20-00002046

BEFORE ME, the undersigned authority, personally appeared Chad Dawson, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 16-49(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

VIVIAN A NORVELL
5825 IDEAL HOLDING RD
PORT ST LUCIE, FL 34987

FURTHER AFFIANT SAYETH NOT.

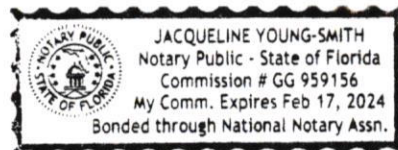
DATED this 3rd day of November, 2020.

Chad Dawson

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 3rd day of November, 2020.

NOTARY PUBLIC - STATE OF FLORIDA



City of Fort Pierce
 Code Enforcement Division
 P.O. Box 1480
 Fort Pierce, Florida 34954
 TEL #: (772) 467-3000

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 3, 2020

Tax ID #: 2417-434-0014-000/0

Case #: 20-00002046

VIVIAN A NORVELL
 5825 IDEAL HOLDING RD
 PORT ST LUCIE, FL 34987

ADDRESS: 2209 S 29TH ST

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 16-46, 16-47, 16-48

Nuisance as a Condition

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (7) Tends to or could depreciate the value of property of any persons.
- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Dated this November 3, 2020.

Sincerely, 

Chad Dawson
 Code Enforcement Officer
 (772)467-3000

**ABATEMENT
 PURSU
 FAILURE
 HEARING
 OF FORT P
 THE OWNER
 ABATEMENT A
 IF NOT OTH
 A \$100 ADMINIS
 TO BE CLEARED FO**

11/23/2020 10:18 AM

DO NOT REMOVE - POSTING WILL BE REMOVED BY

Fort Pierce, FL



11/23/2020 10:18 AM

Fort Pierce, FL





THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

TO : Accounts Receivable – Finance Department
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : Request for Invoice
DATE : May 27, 2021

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 2209 S 29TH ST

PARCEL ID #: 2417-434-0014-000/0

CASE #: 20-2046

LEGAL DESCR.: 17 35 40 THAT PART OF SEC MPDAF:FROM INT OF S SEC LI AND SE COR
OF SW 1/4 OF SE 1/4 OF SEC RUN N 01 08 46 E 49.50 FT,TH S 89 49 21
W 25

CURRENT OWNER: VIVIAN A NORVELL (EST)
5825 IDEAL HOLDING RD
PORT ST LUCIE, FL 34987

.....

The property was inspected by Chad Dawson, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Mow 4 Less Lawn Care

Date completed: 03/30/2021

Amount to be billed: \$ 3,275.00 plus \$100.00 administrative fee.

Invoice #: 03302021

Inspected by: Chad Dawson

Date: 3/29/2021

Approved to be billed: Maryann McAnnis

Date: 6/7/21

C0103264

2209 S 29TH ST



Information

SUBJECT:

21-0014 CE	2506 Avenue L	O Ave L Land Trust	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	January 07, 2021	Type of Presentation:	Massey Hearing
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OWNER:

VIOLATOR: O Ave L Land Trust 7050 W Palmetto Park Rd, Suite 15-675 Boca Raton, FL 33433	
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VIOLATIONS:

Section 24-19 – Maintenance of Nuisance on Property Prohibited
Section 24-21(9)(18) – Nuisance as a condition

FINDINGS/ORDER:

On January 13, 2021, Code Enforcement Officer Maximillion Lewis cited the property as a nuisance for lot clearing violations.

ACTION DATES:

January 7, 2021 - Case initiated
January 13, 2021 - Violation Notice sent to property owner
January 15, 2021 - Property posted and declared as a nuisance.
January 30, 2021 - Due to non-compliance, property placed on bid list.
March 23, 2021 - Vendor completed work.
June 7, 2021 - Request for Invoice sent to Finance.
July 10, 2021 - Letter received from property owner requesting massey hearing

RECOMMENDATION:

To be determined

Attachments

Request
Notice
Posting

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 08/24/2021

Started On: 08/06/2021 02:35 PM

RECEIVED

JUL 12 2021

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

SCHILIAN & WATARZ, P.A.

ATTORNEYS AND COUNSELORS AT LAW

7000 West Palmetto Park Road, Suite 210
Boca Raton, Florida 33433
Tel.: (561)994-8830; Fax: (561)994-8864

Gerald Schilian*
Deborah A. Watarz*

*Admitted to Florida and New York Bars

July 10, 2021

City of Fort Pierce
Code Enforcement Division
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: Charge for Lot Clearing Against O Ave L Land Trust;
Case No.: 21-14; Invoice No.: 38346

Dear Sir/Madam:

Please be advised that I represent O Ave L Land Trust concerning the above referenced matter. I am advised by my client that they received a notice on January 13, 2021 requiring lot cleaning for a parcel of real property with an address of 2506 Avenue L in Fort Pierce. As my client was not aware of owning a parcel with that address, he called your office to advise them that he did not own the subject property. Although he left a message for the code inspector in charge, he never received a return phone call. As a result, he assumed that the notice was sent to the actual owner and that he was not required to do anything further.

More recently, my client received an invoice from you for \$4,200.00 for lot clearing. A copy is enclosed. My client has now learned that he does own the subject property. The issue here is that he had no knowledge of the property address identified on your January 13 notice. The St. Lucie County Property Appraiser's web site shows the address of the property to be Avenue L. A copy of the Property Card is enclosed. And the St. Lucie County Tax Collector shows the address as 0 Avenue L. My client had no clue that the subject property has an actual street address.

Your January 13 notice used a different address than that shown by the Property Appraiser and the Tax Collector. And when my client called to try to determine whether there was an issue, his call was not returned. As a consequence, on behalf of my client, I am contesting the fine on the grounds that the owner of the property was not given proper notice.

Very truly yours,

SCHILIAN & WATARZ, P.A.

Gerald Schilian



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

January 13, 2021

Property address: 2506 AVENUE L
Tax ID #: 2404-608-0103-000/4

O AVE L LAND TRUST
7050 W PALMETTO PARK RD STE 15-675
BOCA RATON, FL 33433

Re: Case # 21-00000014

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
2. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. If this property is a water front property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.
 - b. If any trees are to be removed, you must contact the City of Fort Pierce's Urban Forrester at 772-467-3794.

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*



- c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches.
 - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 - e. Please correct these violations within 10 days from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Wednesday through Saturday, 6:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,



Maximillion Lewis
Code Enforcement Officer
P – 772-467-3790
EM: mlewis@cityoffortpierce.com

In addition to furnishing this notice to the property owner listed above by certified mail, copies of this notice have been provided by first class mail to:



City of Fort Pierce

Code Enforcement Division

P.O. Box 1480

Fort Pierce, Florida 34954

TEL #: (772) 467-3000

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 13, 2021

Tax ID #: 2404-608-0103-000/4

Case #: 21-00000014

O AVE L LAND TRUST
7050 W PALMETTO PARK RD STE 15-675
BOCA RATON, FL 33433

ADDRESS: 2506 AVENUE L

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 16-46, 16-47, 16-48

Nuisance as a Condition

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (7) Tends to or could depreciate the value of property of any persons.
- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Dated this January 13, 2021.

Sincerely,

Maximillion Lewis
Code Enforcement Officer
(772)467-3000



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida



AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: O AVE L LAND TRUST
7050 W PALMETTO PARK RD STE 15-675
BOCA RATON, FL 33433

ADDRESS: 2506 AVENUE L

CASE NO: 21-00000014

BEFORE ME, the undersigned authority, personally appeared Maximillion Lewis, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 16-49(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

O AVE L LAND TRUST
7050 W PALMETTO PARK RD STE 15-675
BOCA RATON, FL 33433

FURTHER AFFIANT SAYETH NOT.

DATED this January 13, 2021



Maximillion Lewis

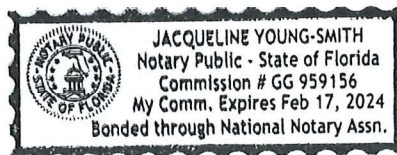
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13th day of January, 2021.



NOTARY PUBLIC - STATE OF FLORIDA



C0100111



City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, Florida 34954
TEL #: (772) 467-3000

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 13, 2021 Tax ID #: 2404-608-0103-0004 Case #: 21-000000714
O AVE LAND TRUST
7050 W PALMETTO PARK RD STE 15-575
BOCA RATON, FL 33433

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:

ADDRESS: 2506 AVENUE L

Section: 16-46, 16-47, 16-48

Nuisance as a Condition

- (1) Injures or endangers the comfort, repose, health or safety of any person.
 - (7) Tends to or could depreciate the value of property of any person.
 - (8) Any trash, litter, debris, garbage, bottles, paper, plastic, metals cans, rags, oil, bricks, concrete, block, or building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
 - (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, lizards or other vermin.
 - (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown, and shall be maintained in such a way as to not obstruct the view and create a blighting factor thereby depreciating adjoining property.
- THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:**
1. Cut all grass and weeds to a maximum height of 4 inches.
 2. Trim all trees and bushes to comply with the requirements of the above-cited sections of the Fort Pierce Code of Ordinances. We recommend compliance with the Florida Department of Environmental Protection (FDEP) Best Management Practices (BMP) for Landscaping as a subsidiary remedy. These standards recommend that all trees and bushes be maintained in such a way as to not obstruct the view and create a blighting factor thereby depreciating adjoining property.
 3. Remove all trash, debris, dead trees and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Dated this January 13, 2021.

Sincerely,

Madelyn Lavin
Code Enforcement Officer
(772) 467-3000

DO NOT REMOVE - POSTING WILL BE



January 15 2021 02:18 PM



January 15, 2021 02:18 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
FROM : Peggy Arraiz, Code Compliance Manager
SUBJECT : Request for Invoice
DATE : May 27, 2021

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 2506 AVENUE L

PARCEL ID #: 2404-608-0103-000/4

CASE #: 21-0014

LEGAL DESCR.: GARDEN CITY FARMS 05 35 40 W 3/5 OF TRACT 65-LESS THAT PART OF W 396 FT FOR AV M R/W AS IN OR 80 PG 513 AND LESS S 25 FT OF W 396 FT AND LESS FROM

CURRENT OWNER: O AVE L LAND TRUST
 7050 W PALMETTO PARK RD STE 15-675
 BOCA RATON, FL 33433

.....

The property was inspected by Janey Vanderhorst, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Mow 4 Less Lawn Care

Date completed: 03/23/2021

Amount to be billed: \$ 4,100.00 plus \$100.00 administrative fee.

Invoice #: 03302021

Inspected by: 

Date: 06/04/21

Approved to be billed: 

Date: 6/7/21

C0103271

2506 AVE L 2



2506 AVE L

