

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 6, 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. | 21-1115 PK | Jaycee Park | Whisler, Lennis Keller &<br>Donna Railey | Chad Dawson |
|----|------------|-------------|--|-------------|

|    |            |             |                          |             |
|----|------------|-------------|--------------------------|-------------|
| 2. | 21-1296 PK | Jaycee Park | Michael David Baumgarner | Chad Dawson |
|----|------------|-------------|--------------------------|-------------|

|    |            |             |  |             |
|----|------------|-------------|--|-------------|
| 3. | 21-1305 PK | Jaycee Park | Christian Fellowship Alive<br>Ministeries Inc., Michael<br>Allen Baumgardner | Chad Dawson |
|----|------------|-------------|--|-------------|

|    |            |             |                 |             |
|----|------------|-------------|-----------------|-------------|
| 4. | 21-1309 PK | Jaycee Park | Lynda Ann Lloyd | Chad Dawson |
|----|------------|-------------|-----------------|-------------|

4. **PUBLIC HEARINGS - CITATIONS**

|    |            |                  |               |                   |
|----|------------|------------------|---------------|-------------------|
| A. | 21-1422 PK | 100 BLK N 2ND ST | Gray, Michael | Janey Vanderhorst |
|----|------------|------------------|---------------|-------------------|

|    |            |             |                  |                   |
|----|------------|-------------|------------------|-------------------|
| B. | 21-1258 PK | Jaycee Park | Leal, Antonio M. | Janey Vanderhorst |
|----|------------|-------------|------------------|-------------------|

|    |            |             |                         |             |
|----|------------|-------------|-------------------------|-------------|
| C. | 21-1294 PK | Jaycee Park | Crystal Marie Barksdale | Chad Dawson |
|----|------------|-------------|-------------------------|-------------|

|    |            |          |                |                       |
|----|------------|----------|----------------|-----------------------|
| D. | 21-2009 PK | Avenue D | Kyle Shepkosky | Michael<br>Rabenecker |
|----|------------|----------|----------------|-----------------------|

5. **PUBLIC HEARINGS - VIOLATION CASES**

|    |            |                 |                      |             |
|----|------------|-----------------|----------------------|-------------|
| A. | 21-1330 PK | 409 Cedar Place | Cephus W Cruickshank | Chad Dawson |
|----|------------|-----------------|----------------------|-------------|

|    |            |                     |                |                 |
|----|------------|---------------------|----------------|-----------------|
| 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. | 21-500 CE  | 1215 Kentucky Ave   | The AC Trust   | Isaac Saucedo   |

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

|    |            |                       |  |                   |
|----|------------|-----------------------|--|-------------------|
| A. | 20-1941 CE | 3101 Tennessee Ave    | Randy L. & Rebecca L. Stotler                                | Chad Dawson       |
| B. | 20-1254 CE | 1711 N 19th Street    | Willie Keith<br>Jennifer J Keith<br>Glenn R Keith            | Peggy Arraiz      |
| C. | 20-2474 CE | 118 Alma Court        | Jeanne Arias   | Isaac Saucedo     |
| D. | 20-2045 CE | 2201 S 29th St        | Deborah A Norvell<br>Vivian Norvell (EST)<br>John Norvell Jr | Chad Dawson       |
| E. | 20-2046 CE | 2209 S 29th St        | Vivian A. Norvell  | Chad Dawson       |
| F. | 21-0014 CE | 2506 Avenue L         | O Ave L Land Trust   | Janey Vanderhorst |
| G. | 20-1927 CE | 2908 Rhode Island Ave | William DeSantis (LF EST),<br>Debra DeSantis (LF EST)        | Chad Dawson       |

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:** 10/06/2021**Re:** Case# 21-1115 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |  |             |
|------------|-------------|--|-------------|
| 21-1115 PK | Jaycee Park | Whisler, Lennis Keller &<br>Donna Railey | Chad Dawson |
|------------|-------------|--|-------------|

**CASE INFORMATION:**

|                 |              |                       |      |
|-----------------|--------------|-----------------------|------|
| Case Initiated: | May 16, 2021 | Type of Presentation: | PAID |
|-----------------|--------------|-----------------------|------|

**OWNER:**

|   |  |
|---|--|
| OWNER:<br>Lennis Keller Whisler<br>Donna Railey Whisler |  |
|---|--|

**VIOLATIONS:**

| Citation # | Code Section                 | Fine    | Admin Fee | Late Fee | Total Due |
|------------|------------------------------|---------|-----------|----------|-----------|
| 7696PK     | 34-35 (L) Restricted Parking | \$50.00 | \$10.00   | \$18.00  | \$78.00   |

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 09/30/2021

Started On: 08/25/2021 04:05 PM

**Special Magistrate Hearing****3. B. 2.****Meeting Date:** 10/06/2021**Re:** Case# 21-1296 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |                          |             |
|------------|-------------|--------------------------|-------------|
| 21-1296 PK | Jaycee Park | Michael David Baumgarner | Chad Dawson |
|------------|-------------|--------------------------|-------------|

**CASE INFORMATION:**

|                 |               |                       |      |
|-----------------|---------------|-----------------------|------|
| Case Initiated: | June 13, 2021 | Type of Presentation: | PAID |
|-----------------|---------------|-----------------------|------|

**OWNER:**

|                                    |  |
|------------------------------------|--|
| OWNER:<br>Michael David Baumgarner |  |
|------------------------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 3815PK     | 34-35(L) Restricted Parking | \$50.00 | \$10.00   | \$18.00  | \$78.00   |

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 09/30/2021

Started On: 08/26/2021 06:19 AM

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 10/06/2021**Re:** Case# 21-1305 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |  |             |
|------------|-------------|--|-------------|
| 21-1305 PK | Jaycee Park | Christian Fellowship Alive Ministeries Inc., Michael Allen Baumgardner | Chad Dawson |
|------------|-------------|--|-------------|

**CASE INFORMATION:**

|                 |               |                       |      |
|-----------------|---------------|-----------------------|------|
| Case Initiated: | June 13, 2021 | Type of Presentation: | PAID |
|-----------------|---------------|-----------------------|------|

**OWNER:**

|   |  |
|---|--|
| OWNER:<br>Christian Fellowship Alive Ministeries Inc.<br>Michael Allen Baugardner |  |
|---|--|

**VIOLATIONS:**

| Citation # | Code Section                | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 3816PK     | 34-35(L) Restricted Parking | \$50.00 | \$10.00   | \$18.00  | \$78.00   |

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 09/30/2021

Started On: 08/26/2021 06:35 AM

**Special Magistrate Hearing****3. B. 4.****Meeting Date:** 10/06/2021**Re:** Case# 21-1309 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |                 |             |
|------------|-------------|-----------------|-------------|
| 21-1309 PK | Jaycee Park | Lynda Ann Lloyd | Chad Dawson |
|------------|-------------|-----------------|-------------|

**CASE INFORMATION:**

|                 |               |                       |      |
|-----------------|---------------|-----------------------|------|
| Case Initiated: | June 13, 2021 | Type of Presentation: | PAID |
|-----------------|---------------|-----------------------|------|

**OWNER:**

|                           |  |
|---------------------------|--|
| OWNER:<br>Lynda Ann Lloyd |  |
|---------------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 3818PK     | 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: Chad Dawson  
Final Approval Date: 09/30/2021

Started On: 08/26/2021 07:02 AM

**Special Magistrate Hearing****4. A.****Meeting Date:** 10/06/2021**Re:** Case# 21-1422 - 100 BLK OF N 2ND ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |                  |               |                   |
|------------|------------------|---------------|-------------------|
| 21-1422 PK | 100 BLK N 2ND ST | Gray, Michael | Janey Vanderhorst |
|------------|------------------|---------------|-------------------|

**CASE INFORMATION:**

|                 |               |                       |                 |
|-----------------|---------------|-----------------------|-----------------|
| Case Initiated: | June 12, 2021 | Type of Presentation: | Citation Appeal |
|-----------------|---------------|-----------------------|-----------------|

**OWNER:**

|                     |  |
|---------------------|--|
| OWNER: Michael Gray |  |
|---------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                    | Fine    | Admin Fee | Late Fee | Total Due |
|------------|---------------------------------|---------|-----------|----------|-----------|
| 6064PK     | 34-35 (T) Obstructing Crosswalk | \$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: Janey Vanderhorst  
 Final Approval Date: 09/02/2021

Started On: 06/22/2021 05:18 PM

**Special Magistrate Hearing****4. B.****Meeting Date:** 10/06/2021**Re:** Case# 21-1258 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |                  |                   |
|------------|-------------|------------------|-------------------|
| 21-1258 PK | Jaycee Park | Leal, Antonio M. | Janey Vanderhorst |
|------------|-------------|------------------|-------------------|

**CASE INFORMATION:**

|                 |              |                       |        |
|-----------------|--------------|-----------------------|--------|
| Case Initiated: | June 6, 2021 | Type of Presentation: | Appeal |
|-----------------|--------------|-----------------------|--------|

**OWNER:**

|                           |  |
|---------------------------|--|
| OWNER:<br>Antonio M. Leal |  |
|---------------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                     | Fine    | Admin Fee | Late Fee | Total Due |
|------------|----------------------------------|---------|-----------|----------|-----------|
| 5763PK     | 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: Michael Rabenecker

Started On: 07/02/2021 11:04 AM

Final Approval Date: 08/25/2021

**Special Magistrate Hearing****4. C.****Meeting Date:** 10/06/2021**Re:** Case# 21-1294 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |             |                         |             |
|------------|-------------|-------------------------|-------------|
| 21-1294 PK | Jaycee Park | Crystal Marie Barksdale | Chad Dawson |
|------------|-------------|-------------------------|-------------|

**CASE INFORMATION:**

|                 |               |                       |          |
|-----------------|---------------|-----------------------|----------|
| Case Initiated: | June 13, 2021 | Type of Presentation: | Citation |
|-----------------|---------------|-----------------------|----------|

**OWNER:**

|                                   |  |
|-----------------------------------|--|
| OWNER:<br>Crystal Marie Barksdale |  |
|-----------------------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 3809PK     | 34-35(L) Restricted Parking | \$50.00 | \$10.00   | \$18.00  | \$78.00   |

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson

Started On: 08/25/2021 04:48 PM

Final Approval Date: 09/30/2021

**Special Magistrate Hearing****4. D.****Meeting Date:** 10/06/2021**Re:** Case# 21-2009 - Avenue D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |          |                |                    |
|------------|----------|----------------|--------------------|
| 21-2009 PK | Avenue D | Kyle Shepkosky | Michael Rabenecker |
|------------|----------|----------------|--------------------|

**CASE INFORMATION:**

|                 |                |                       |                 |
|-----------------|----------------|-----------------------|-----------------|
| Case Initiated: | August 1, 2021 | Type of Presentation: | Citation Appeal |
|-----------------|----------------|-----------------------|-----------------|

**OWNER:**

|                             |  |
|-----------------------------|--|
| VIOLATOR:<br>Kyle Shepkosky |  |
|-----------------------------|--|

**VIOLATIONS:**

| Citation # | Code Section                | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 9637PK     | 34-35(L) Restricted Parking | \$50.00 | \$10.00   | \$18.00  | \$78.00   |

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Katherine Calderon  
 Final Approval Date: 09/03/2021

Started On: 09/03/2021 02:28 PM

**Special Magistrate Hearing****5. A.****Meeting Date:** 10/06/2021**Re:** Case# 21-1330 - 409 Cedar Place**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|            |                 |                      |             |
|------------|-----------------|----------------------|-------------|
| 21-1330 PK | 409 Cedar Place | Cephus W Cruickshank | Chad Dawson |
|------------|-----------------|----------------------|-------------|

**CASE INFORMATION:**

|                 |               |                       |         |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | June 21, 2021 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

**OWNER:**

|   |  |
|---|--|
| OWNER:<br>Cephus W Cruickshank<br>2312 N 44TH ST<br>Fort Pierce, FL 34946 |  |
|---|--|

**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

**CORRECTIVE ACTIONS:**

1. Please remove wood, tires, buckets, fish tank, screen door, and all other miscellaneous items from being stored outside. Please store all items in an enclosed shed or an enclosed garage.
2. Please remove mattresses, bed frames, mirrors, dressers, and all other indoor furniture from being stored outside. Please store all items inside of the house.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson

Started On: 08/25/2021 02:27 PM

Final Approval Date: 09/30/2021

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 10/06/2021

**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 |
|------------|---------------------|-----------|-----------------|

**CASE INFORMATION:**

|                 |               |                       |         |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | March 5, 2021 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

**OWNER:**

|   |   |
|---|---|
| OWNER:<br>IVEST LP<br>9215 SOLON RD #D-1<br>HOUSTON, TX 77064 | REGISTERED AGENT:<br>LLOYD MOODY<br>9215 SOLON RD #D-1<br>HOUSTON, TX 77064 |
|---|---|

**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: 09/02/2021

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

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 10/06/2021

**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 |
|------------|---------------|----------------|-----------------|

**CASE INFORMATION:**

|                 |               |                       |         |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | March 5, 2021 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

**OWNER:**

|  |   |
|--|---|
| OWNER:<br>HENRI RAPHAEL<br>1251 NE 209TH TERR<br>MIAMI, FL 33177 | TENANT:<br>TENANT<br>1511 AVENUE O APT A<br>FT PIERCE, FL 34950 |
| TENANT:<br>TENANT<br>1511 AVENUE O APT B<br>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.

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### **Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/02/2021

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

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 10/06/2021

**Re:** Case# 21-500 - 1215 Kentucky Ave

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

**Information**

**SUBJECT:**

|           |                   |              |               |
|-----------|-------------------|--------------|---------------|
| 21-500 CE | 1215 Kentucky Ave | The AC Trust | Isaac Saucedo |
|-----------|-------------------|--------------|---------------|

**CASE INFORMATION:**

|                 |               |                       |         |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | March 7, 2021 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

**OWNER:**

|  |  |
|--|--|
| <b>OWNER:</b><br>The AC Trust<br>978 Hacienda Cir<br>Kissimmee, FL 34741 | <b>OCCUPIED BY:</b><br>Francisca Perez-Mendoza<br>1215 Kentucky Ave<br>Fort Pierce, FL 34950 |
|--|--|

**VIOLATIONS:**

- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 123-37(12) – Landscape maintenance
- Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please remove all wood, coolers, tools, buckets, trash, tires and other miscellaneous items located on yard. All outside storage items may be kept in a shed or not visible from the street.
2. Please cut all overgrown bushes, trees, shrubs and grass.
3. Please refrain from parking vehicles on grass.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 09/03/2021

Started On: 08/25/2021 11:38 AM

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**Information**

**SUBJECT:**

|            |                    |                               |             |
|------------|--------------------|-------------------------------|-------------|
| 20-1941 CE | 3101 Tennessee Ave | Randy L. & Rebecca L. Stotler | Chad Dawson |
|------------|--------------------|-------------------------------|-------------|

**CASE INFORMATION:**

|                 |                    |                       |                |
|-----------------|--------------------|-----------------------|----------------|
| Case Initiated: | September 02, 2020 | Type of Presentation: | Massey Hearing |
|-----------------|--------------------|-----------------------|----------------|

**OWNER:**

|   |  |
|---|--|
| OWNER:<br>Randy L. Stotler<br>Rebecca L. Stotler<br>3101 Tennessee Ave<br>Ft Pierce, FL 34947 |  |
|---|--|

**VIOLATIONS:**

Section 24-19, 24-20, 24-21(10)(d) - Nuisance as an object/ Non-operable vehicles  
Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object/ Outside Storage  
Section 24-19, 24-20, 24-21(4) - Nuisance as an object/ Parking on other than payment

**FINDINGS/ORDER:**

On April 07, 2021, Special Magistrate Ross found the owners in violation and provided 30 days to comply or be fined \$50.00 per day. An extension of time was granted for an additional 60 days from the date of the Order of Violation or by June 13, 2021.

**ACTION DATES:**

April 07, 2021 - Special Magistrate Ross found the owners in violation  
May 13, 2021 - Extension of Time granted for additional 60 days  
July 27, 2021 - Due to non-compliance, fines were initiated.  
August 09, 2021 - Massey notice sent to owners  
August 30, 2021 - Received a written request from owners contesting the fines  
Current - Property is still not in compliance.

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card

# Massey Request

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## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 09/03/2021

Started On: 09/03/2021 11:48 AM

### Property Identification

Site Address: 3101 TENNESSEE AVE  
Sec/Town/Range: 17/35S/40E  
Parcel ID: 2417-808-0009-000-9  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 27236  
Map ID: 24/17S  
Zoning: SF Interme

### Ownership

Randy L Stotler  
Rebecca L Stotler  
3101 Tennessee Ave  
Fort Pierce, FL 34947

### Legal Description

FAIRLAWN HOMES BLK 1 LOTS 9 AND 10(OR 955-1087)

### Current Values

Just/Market Value: \$102,600  
Assessed Value: \$43,493  
Exemptions: \$25,500  
Taxable Value: \$17,993



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

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

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

### Total Areas

Finished/Under Air (SF): 1,368  
Gross Sketched Area (SF): 1,707  
Land Size (acres): 0.4  
Land Size (SF): 17,304

### Building Design Wind Speed

| Occupancy Category | I   | II  | III & IV |
|--------------------|-----|-----|----------|
| Speed              | 140 | 150 | 160      |

Sources/links:

Randy L. & Rebecca L. Stotler  
3101 Tennessee Ave  
Ft. Pierce, FL. 34947-6969  
Case # 20-1941

Code Enforcement - Chad

This letter is about our case # 20-1941,

All vehicles on our property can run. The windows on our property (someone broke some of the glass out) are replacements for our home windows. This house was built in 1951 and has the same windows in it.

We don't have the money to buy a shed for storage. Randy and I live on Social Security and it takes almost all our income to pay our bills. The money we have left over goes for gasoline in our cars, buy a little food, etc.

We can't pay any fines because we don't have the money to pay them. We have lived on our property since buying it in 1995. We have never had any problem with Code Enforcement until now.

The equipment trailer inside the gate in the front yard is on 3103 Tennessee Ave. It has equipment inside it. All our outside storage is also located on 3103 Tennessee Avenue. If we had the money there would have been a shed for storage on our property before now.

I have left messages for Chad on his phone. He has left a message on my phone. He said the vehicles on our property must run (they all can run) and the outside storage has to be taken care of now. Our son has heart and lung problems due to COV-19 he caught while in Lawnwood Hospital. He is trying to work while needing to go to into a hospital for his heart, lung and other health problems.

We disagree on the findings of non-compliance and fines on our property 3101 Tennessee Ave, Ft. Pierce, FL. 34947.

RECEIVED

AUG 30 2021

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

Randy L. & Rebecca L. Stotter

3101 Tennessee Ave.

Pt. Pierce, Fl. 34947-6969

Case # 20-1941

RECEIVED

AUG 30 2021

CITY OF PT. PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

**Special Magistrate Hearing**  
**Meeting Date: 10/06/2021**

**6. B.**

---

**Information**

**SUBJECT:**

|            |                    |   |              |
|------------|--------------------|---|--------------|
| 20-1254 CE | 1711 N 19th Street | Willie Keith<br>Jennifer J Keith<br>Glenn R Keith | Peggy Arraiz |
|------------|--------------------|---|--------------|

**CASE INFORMATION:**

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

**OWNER:**

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

August 16, 2021 - Received written response from William Keith advising of his inability to travel due to health reasons and provided a local contact to speak on his behalf.

Current - property not in compliance.

**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

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

Final Approval Date: 09/03/2021

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 19<sup>th</sup> 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 19<sup>TH</sup> 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.



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. 19<sup>TH</sup> STREET  
FT. PIERCE, FLORIDA, 34950-2009

Warranty Deed  
From Individual to Individual

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

ADDRESS: 850 S. 21<sup>ST</sup> 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 25<sup>th</sup> day of APRIL, A.D. 2005 by **WILLIAM KEITH**, whose Post Office Address is 1711 N. 19<sup>TH</sup> 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. 19<sup>TH</sup> STRET, 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 42<sup>ND</sup> 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. 19<sup>TH</sup> 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 March 31 2007  
Printed Notary Name/My Commission Expires

Witness Signature (as to third Grantor)

BR Patel  
Printed Name

Witness Signature

Anna M. Lenamon  
Printed Name

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

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  
Claretha S. Conner



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 19<sup>th</sup> 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 |
|------------------------|--------|-----------|---------|

|   |         |          |         |
|---|---------|----------|---------|
| Filing Fees (add 1 fee for Release of Lien) | \$10.00 | <u>2</u> | \$20.00 |
|---|---------|----------|---------|

|             |         |           |          |
|-------------|---------|-----------|----------|
| Months Open | \$50.00 | <u>13</u> | \$650.00 |
|-------------|---------|-----------|----------|

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 |
|-------------------------|---------|----------|---------|

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 |
|--------------------------|----------|----------|----------|

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 |
|----------|----------|----------|----------|

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 |
|-------------------|----------|----------|--------|

Fee set by the City Commission

**Total Estimated Cost: \$1,354.08**

---

**Information**

**SUBJECT:**

|            |                |              |               |
|------------|----------------|--------------|---------------|
| 20-2474 CE | 118 Alma Court | Jeanne Arias | Isaac Saucedo |
|------------|----------------|--------------|---------------|

**CASE INFORMATION:**

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

**OWNER:**

|  |  |
|--|--|
| VIOLATOR:<br>Jeanne Arias<br>223 N 2nd Street<br>Fort Pierce, FL 34950 |  |
|--|--|

**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

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**Attachments**

Request  
Notice  
Posting  
Bill & Photo

---

## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 09/02/2021

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



[Website](#) | [Facebook](#) | [Survey](#)

*"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 responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

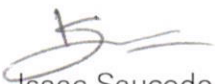


- c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced 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, 06:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at [www.cityoffortpierce.com](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

Sincerely,



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

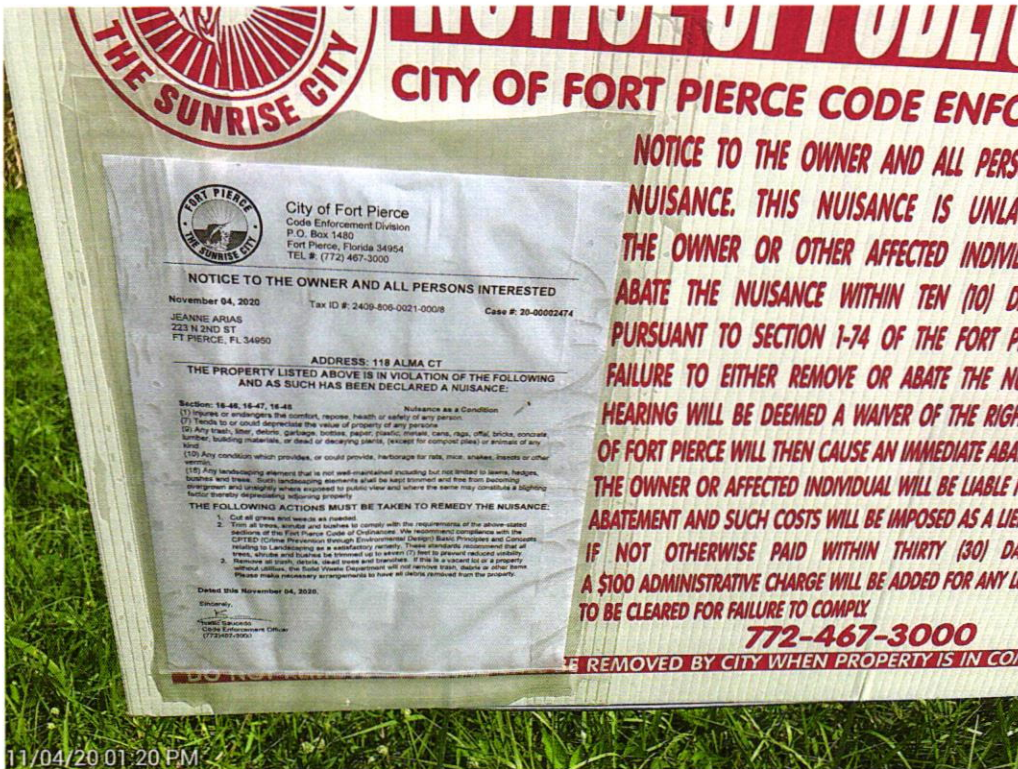
NOTARY PUBLIC – STATE OF FLORIDA



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

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

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

ADDRESS: 118 ALMA CT

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 lawn, hedges, bushes 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 property.

**THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:**

1. Cut all grass and weeds as required.
2. Trim all trees, bushes and hedges 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 hedges be trimmed as to extent (7) feet to prevent excessive shade.
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.  
 Jeannette  
 Code Enforcement Officer  
 (772)467-3000

**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**

**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

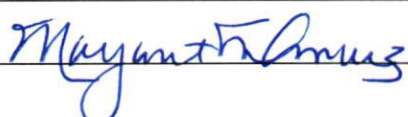
Date completed: 03/25/2021

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<br>Vivian Norvell (EST)<br>John Norvell Jr | Chad Dawson |
|------------|----------------|--|-------------|

**CASE INFORMATION:**

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

**OWNER:**

|  |  |
|--|--|
| VIOLATOR:<br>Deborah A. Norvell<br>Vivian Norvell (EST)<br>John R. Norvell Jr<br>PO Box 12355<br>Fort Pierce, FL 34979 |  |
|--|--|

**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

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**Attachments**

Request

Notice  
Posting  
Bill & Photo

---

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 09/02/2021

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

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. 29<sup>th</sup> St) and 2417-434-0011-000/9 (2209 S. 29<sup>th</sup> 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](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

Sincerely,



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

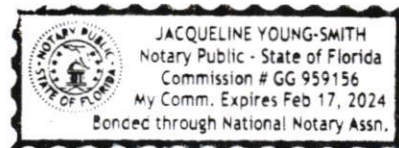
DATED this 3rd day of November, 2020.

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



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. All trees to be removed must be removed in a safe manner and all debris must be removed from the property.
3. Remove all trash, debris, rags, rags 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. 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  
ABATEMENT AND  
IF NOT OTHERWISE  
A \$100 ADMINISTRATIVE  
TO BE CLEARED FOR

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



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 29<sup>TH</sup> ST 2



2201 S 29<sup>TH</sup> ST 2



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**Information**

**SUBJECT:**

|            |                |                   |             |
|------------|----------------|-------------------|-------------|
| 20-2046 CE | 2209 S 29th St | Vivian A. Norvell | Chad Dawson |
|------------|----------------|-------------------|-------------|

**CASE INFORMATION:**

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

**OWNER:**

|   |  |
|---|--|
| VIOLATOR:<br>Vivian A Norvell (EST)<br>5825 Ideal Holding Rd<br>Port St Lucie, FL 34987 |  |
|---|--|

**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

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 09/02/2021

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. 29<sup>th</sup> St) and 2417-434-0011-000/9 (2209 S. 29<sup>th</sup> 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](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

Sincerely,



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

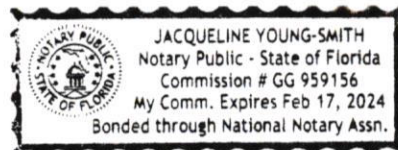
DATED this 3rd day of November, 2020.

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 McAnis

Date: 6/7/21

C0103264

2209 S 29<sup>TH</sup> ST



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**Information**

**SUBJECT:**

|            |               |                    |                   |
|------------|---------------|--------------------|-------------------|
| 21-0014 CE | 2506 Avenue L | O Ave L Land Trust | Janey Vanderhorst |
|------------|---------------|--------------------|-------------------|

**CASE INFORMATION:**

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

**OWNER:**

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

**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

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**Attachments**

Request  
Notice  
Posting

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 09/02/2021

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](http://www.cityoffortpierce.com) or [www.municode.com](http://www.municode.com).

Sincerely,



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

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### 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

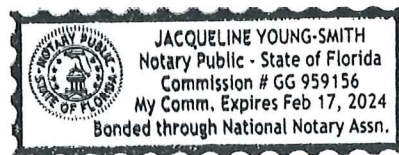
Maximillion Lewis

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13<sup>th</sup> 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

**ADDRESS: 2506 AVENUE L  
THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING  
AND AS SUCH HAS BEEN DECLARED A NUISANCE:**

**Section: 18-46, 18-47, 18-48**

**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-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the Florida Department of Agriculture and Consumer Services (FDACS) Florida Department of Citrus (FDC) (Citrus Prevention through Environmental Design) Basic Principles and Concepts Manual for Citrus Groves as a satisfactory benchmark. 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,  
  
Madryllan Lewis  
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



---

**Information**

**SUBJECT:**

|            |                       |   |             |
|------------|-----------------------|---|-------------|
| 20-1927 CE | 2908 Rhode Island Ave | William DeSantis (LF EST),<br>Debra DeSantis (LF EST) | Chad Dawson |
|------------|-----------------------|---|-------------|

**CASE INFORMATION:**

|                    |                   |                       |                |
|--------------------|-------------------|-----------------------|----------------|
| Case<br>Initiated: | September 2, 2020 | Type of Presentation: | Massey Hearing |
|--------------------|-------------------|-----------------------|----------------|

**OWNER:**

|  |  |
|--|--|
| OWNER:<br>William DeSantis (LF EST)<br>Debra DeSantis (LF EST)<br>4837 Sears St<br>Fort Pierce, FL 34981 |  |
|--|--|

**VIOLATIONS:**

Section 26-3 – Storage of Commodities  
125-315(i)(2)(b) Commercial Vehicle  
Section 24-19, 24-20, 24-21(10)(d) - Nuisance as an object/ Non-operable vehicles  
Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object/ Outside Storage  
IPMC 302.7 Accessory Structures

**FINDINGS/ORDER:**

On April 07, 2021, Special Magistrate Ross found the owners in violation and provided 30 days to comply or be fined \$150.00 per day. An extension of time was granted for an additional 60 days from the date of the Order of Violation or by June 13, 2021.

**ACTION DATES:**

September 02, 2020 - Case initiated, COVID 19 friendly letter  
October 2, 2020 - Inspection of the property found the violations continued  
February 11, 2021 - Notice of Hearing sent to owners  
April 05, 2021 - Property posted for Special Magistrate  
April 07, 2021 - Special Magistrate Ross found the owners in violation  
May 12, 2021 - Inspection completed of the property found the violations continued  
May 13, 2021 - Extension of Time granted for additional 60 days from date of Order or by June 13, 2021  
July 13, 2021 - Inspection completed of the property found the violations continued  
July 27, 2021 - Fines started  
August 04, 2021 - Affidavit of Non-compliance sent to owners  
August 17, 2021 - Affidavit of compliance sent to owners, Massey notice sent to owners

August 30, 2021 - Received a written request from owners contesting the fines

**RECOMMENDATION:**

To be determined

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**Form Review**

Form Started By: Katherine Calderon

Started On: 09/10/2021 08:56 AM

Final Approval Date: 09/10/2021