

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 20, 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.	21-0759 PK	Jaycee Park	Platt, Terrence	Heather Debevec
2.	21-1102 PK	420 Seaway Drive	Benavides, Pedro	Heather Debevec
3.	21-1699 PK	Jaycee Park	Kevin Elvis Sewell	Chad Dawson
4.	21-1750 PK	South Causeway	James Benedict Janowiak	Michael Rabenecker
5.	21-1555 CE	407 Avenue H	John Stallings	Chad Dawson
6.	21-1293 PK	South Causeway	Madison Lee Liles	Chad Dawson
7.	21-1486 PK	Jaycee Park	Andrea Annette Smith	Chad Dawson
8.	21-1549 PK	South Causeway	Eric Joseph Holt	Chad Dawson
9.	21-1550 PK	South Causeway	Whitney Nichole Heath	Chad Dawson
10.	21-1624 PK	Jaycee Park	Carlos J Perez Pena	Chad Dawson
11.	21-878 CE	818 S 15th St	Christopher Ellingsworth	Isaac Saucedo

4. **PUBLIC HEARINGS - CITATIONS**

A.	21-1422 PK	100 Blk N 2nd St	Michael Gray	Janey Vanderhorst
B.	21-0730 PK	Jaycee Park	Joy Kilian	Heather Debevec
C.	21-1103 PK	Jaycee Park	Dustin Miller	Heather Debevec
D.	21-0825 PK	South Causeway	James Gocal	Heather Debevec
D.	21-2283 PK	Porpoise Beach	Claire Pierce	John Makolin
D.	21-2078 PK	2000 Blk Seaway Dr	Robert Dale Adams	Michael Rabenecker
D.	21-2282 PK	South Causeway	Nicole Lorraine Sabino Damuries Tavarez Sabino Junior	John Makolin
D.	21-2111 PK	South Causeway	Gary Buchanan	Michael Rabenecker
D.	21-2079 PK	100 Blk Atlantic Ave	Serfise Loudior	Michael Rabenecker
E.	21-2278 PK	822 Seaway Dr / Chucks Seafood	Samuel Garcia, Jessica Garcia	Michael Rabenecker
F.	21-2739 PK	100 Blk Ave D	James Norcia Treasure Coast Driving School	John Makolin
G.	21-1702 CT	South Causeway	Sean Patriani	Heather Debevec

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-0587 CE	1306 Avenue O	Anthony Grisby	Heather Debevec
B.	20-2702 CE	2402 Oleander Ave	Nickolaos Kapsis Jr Pamela A Kapsis	Isaac Saucedo
C.	21-0584 CE	1302 Avenue O	Blakely, Adriene	Heather Debevec
D.	21-0065 CE	214 Gardenia Avenue	Molinuevo, Miguel & Teresa	Heather Debevec

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

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

0.	09-2199 CE	521 Douglas Ct	Joseph Basso	Peggy Arraiz
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0.	10-0035 CE	521 Douglas CT	Joseph Basso	Peggy Arraiz
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0.	19-1590 CE	808 N 22nd St	Indira Singh	Peggy Arraiz
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A.	18-1037 CE	620 Texas Ct	Mario Herrera	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing**3. B. 1.****Meeting Date:** 10/20/2021**Re:** Case# 21-0759 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0759 PK	Jaycee Park	Platt, Terrence	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 4, 2021	Type of Presentation:	PAID
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OWNER:

OWNER; Terrence Platt	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10393PK	34-35(T) Blocking the Sidewalk	\$50.00	\$0.00	\$18.00	\$68.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/14/2021

Started On: 08/29/2021 10:52 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 10/20/2021

Re: Case# 21-1102 - South Causeway

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

Information

SUBJECT:

21-1102 PK	420 Seaway Drive	Benavides, Pedro	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 8, 2021	Type of Presentation:	PAID
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OWNER:

OWNER: Pedro Benavides	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9341PK	34-35(S) Right of Way	\$50.00	\$0.00	\$18.00	\$68.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 08/29/2021 11:14 AM

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 10/20/2021**Re:** Case# 21-1699 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1699 PK	Jaycee Park	Kevin Elvis Sewell	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 18, 2021	Type of Presentation:	PAID
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OWNER:

OWNER: Kevin Elvis Sewell	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3839PK	34-35(L) Parking Regulation	\$50.00	\$0.00	\$18.00	\$68.00

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: 10/14/2021

Started On: 08/31/2021 12:10 PM

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 10/20/2021**Re:** Case# 21-1750 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1750 PK	South Causeway	James Benedict Janowiak	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 18, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: James Benedict Janowiak	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10520PK	34-35(S) Parking on City Right of Way	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 09/21/2021 10:38 AM

Final Approval Date: 09/21/2021

Special Magistrate Hearing

3. B. 5.

Meeting Date: 10/20/2021

Re: Case# 21-1555 - 407 Avenue H

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

Information

SUBJECT:

21-1555 CE	407 Avenue H	John Stallings	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 12, 2021	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: American Blinds & Shutters 407 Avenue H Fort Pierce, FL 34950	OWNER: John Stallings
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please obtain your 2021 – 2022 Business Tax Receipt for the following classifications:
HANDYMAN-REPAIRS NOT REQUIRING A PERMIT AND MERCHANT-NOT EXCEEDING \$10,000.

Please have this violation corrected within 10 days or by July 22, 2021.

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
Final Approval Date: 10/14/2021

Started On: 09/01/2021 07:03 AM

Special Magistrate Hearing**3. B. 6.****Meeting Date:** 10/20/2021**Re:** Case# 21-1293 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1293 PK	South Causeway	Madison Lee Liles	Chad Dawson
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CASE INFORMATION:

Case Initiated:	June 13, 2021	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Madison Lee Liles	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3822PK	34-35(O) Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
Final Approval Date: 10/18/2021

Started On: 08/30/2021 03:40 PM

Special Magistrate Hearing**3. B. 7.****Meeting Date:** 10/20/2021**Re:** Case# 21-1486 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1486 PK	Jaycee Park	Andrea Annette Smith	Chad Dawson
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CASE INFORMATION:

Case Initiated:	June 27, 2021	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Andrea Annette Smith	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3829 PK	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: 10/18/2021

Started On: 08/30/2021 04:12 PM

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 10/20/2021**Re:** Case# 21-1549 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1549 PK	South Causeway	Eric Joseph Holt	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 4, 2021	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Eric Joseph Holt	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3833 PK	34-35(S) Parking on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
 Final Approval Date: 10/18/2021

Started On: 08/30/2021 04:31 PM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 10/20/2021**Re:** Case# 21-1550 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1550 PK	South Causeway	Whitney Nichole Heath	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 4, 2021	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Whitney Nichole Heath	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3834PK	34-35(S) Parking on City Right of way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
 Final Approval Date: 10/18/2021

Started On: 08/30/2021 04:47 PM

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 10/20/2021**Re:** Case# 21-1624 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1624 PK	Jaycee Park	Carlos J Perez Pena	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 11, 2021	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Carlos J Perez Pena	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
3838PK	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: 10/18/2021

Started On: 08/31/2021 11:58 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 10/20/2021

Re: Case# 21-878 - 818 S 15th St

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

Information

SUBJECT:

21-878 CE	818 S 15th St	Christopher Ellingsworth	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Christopher Ellingsworth 818 S 15th St Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 302.7 Accessory structures

CORRECTIVE ACTIONS:

Please remove or repair fence where deterioration has occurred. A permit may be required. Please contact the building department at (772) 467-3718 or planning department at (772) 467-3737 for more information.

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: 10/14/2021

Started On: 08/25/2021 01:47 PM

Special Magistrate Hearing**4. A.****Meeting Date:** 10/20/2021**Re:** Case# 21-1422 - 100 Blk N 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1422 PK	100 Blk N 2nd St	Michael Gray	Janey Vanderhorst
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CASE INFORMATION:

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

VIOLATOR: Michael Gray	
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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: 10/07/2021

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

Special Magistrate Hearing**4. B.****Meeting Date:** 10/20/2021**Re:** Case# 21-0730 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-0730 PK	Jaycee Park	Joy Kilian	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 1, 2021	Type of Presentation:	Citation
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OWNER:

OWNER: Joy Kilian	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10392PK	34-35(T) Safety Zone slashed lines	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 08/29/2021 10:45 AM

Final Approval Date: 10/14/2021

Special Magistrate Hearing

4. C.

Meeting Date: 10/20/2021

Re: Case# 21-1103 - Jaycee Park

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

Information

SUBJECT:

21-1103 PK	Jaycee Park	Dustin Miller	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 9, 2021	Type of Presentation:	Citation
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OWNER:

OWNER: Dustin Miller	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9342PK	34-35(O) Posted No 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: Heather Debevec
Final Approval Date: 10/14/2021

Started On: 08/29/2021 11:08 AM

Special Magistrate Hearing

4. D.

Meeting Date: 10/20/2021

Re: Case# 21-0825 - South Causeway

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

Information

SUBJECT:

21-0825 PK	South Causeway	James Gocal	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 17, 2021	Type of Presentation:	Citation
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OWNER:

OWNER: James Gocal	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10399PK	34-35(T) Blocking the entrance	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/14/2021

Started On: 08/29/2021 11:02 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 10/20/2021**Re:** Case# 21-2078 - 2000 Blk Seaway Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2078 PK	2000 Blk Seaway Dr	Robert Dale Adams	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 21, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Robert Dale Adams	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8059 PK	34-35(T) Parked on Sidewalk	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 09/21/2021

Started On: 09/21/2021 10:19 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 10/20/2021**Re:** Case# 21-2079 - 100 Blk Atlantic Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2079 PK	100 Blk Atlantic Ave	Serfise Loudior	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 10, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Serfise Loudior	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9740PK	34-35(T) Facing Wrong Direction	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 09/21/2021

Started On: 09/21/2021 01:14 PM

Special Magistrate Hearing**4. D.****Meeting Date:** 10/20/2021**Re:** Case# 21-2111 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2111 PK	South Causeway	Gary Buchanan	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 31, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Gary Buchanan	OWNER: Fox Rent A Car
	OWNER: Principle Merchants Leasing LTD

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9627PK	34-35(S) Parking on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 09/21/2021

Started On: 09/21/2021 09:57 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 10/20/2021**Re:** Case# 21-2282 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2282 PK	South Causeway	Nicole Lorraine Sabino Damuries Tavarez Sabino Junior	John Makolin
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CASE INFORMATION:

Case Initiated:	September 4, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Nicole Lorraine Sabino Damuries Tavarez Sabino Junior	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
6650PK	34-35(O) Posted No Parking	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 09/21/2021 01:40 PM

Final Approval Date: 09/21/2021

Special Magistrate Hearing**4. D.****Meeting Date:** 10/20/2021**Re:** Case# 21-2283 - Porpoise Beach**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2283 PK	Porpoise Beach	Claire Pierce	John Makolin
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CASE INFORMATION:

Case Initiated:	September 6, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Claire Pierce	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4773 PK	34-35 (T) Parked Within 30 ft of Stop Sign	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 09/21/2021

Started On: 09/21/2021 09:34 AM

Special Magistrate Hearing**4. E.****Meeting Date:** 10/20/2021**Re:** Case# 21-2278 - 822 Seaway Dr/ Chucks Seafood**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2278 PK	822 Seaway Dr / Chucks Seafood	Samuel Garcia, Jessica Garcia	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 22, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Samuel Garcia Jessica Garcia	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8079PK	34-35(T) Parked on Sidewalk	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 09/21/2021 01:21 PM

Final Approval Date: 09/21/2021

Special Magistrate Hearing**4. F.****Meeting Date:** 10/20/2021**Re:** Case# 21-2739 - 100 Blk Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2739 PK	100 Blk Ave D	James Norcia Treasure Coast Driving School	John Makolin
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CASE INFORMATION:

Case Initiated:	September 12, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: James Norcia	OWNER: Treasure Coast Driving School
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4797 PK	34-35(S) City Right of Way	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon

Started On: 10/13/2021 09:15 AM

Final Approval Date: 10/13/2021

Special Magistrate Hearing**4. G.****Meeting Date:** 10/20/2021**Re:** Case# 21-1702 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1702 CT	South Causeway	Sean Patriani	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 15, 2021	Type of Presentation:	Citation
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OWNER:

Violator: Sean Patriani 1026 Bridge Mill Ave Canton, GA 30114	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Late Fee	Total Due
1601 CE	28-31(28) Vending in City Park	1 @ \$50.00	\$50.00	\$18.00	\$68.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 08/28/2021 11:54 AM

Final Approval Date: 10/14/2021

Special Magistrate Hearing

5. A.

Meeting Date: 10/20/2021

Re: Case# 21-0587 - 1306 Avenue O

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

Information

SUBJECT:

21-0587 CE	1306 Avenue O	Anthony Grisby	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 19, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Anthony Grisby 1306 Avenue O Ft. Pierce, FL 34950	
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VIOLATIONS:

- IPMC 304.3 Address identification.
- IPMC 304.7 Roofs and drainage.
- IPMC 304.2 Protective treatment.
- IPMC 304.1 Exterior structure – General.

CORRECTIVE ACTIONS:

1. Place house numbers to be visible from the roadway.
2. Repair the trim on the front west end and eastern corner.
3. Pressure wash the driveways and walkway.
4. Pressure wash the discolored areas of the home, if this does not work then paint.
5. Paint the trim.
6. Repair or replace the front door and paint the repair to match.

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: 10/14/2021

Started On: 08/20/2021 09:09 AM

Special Magistrate Hearing

5. B.

Meeting Date: 10/20/2021

Re: Case# 20-2702 - 2402 Oleander Ave

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

Information

SUBJECT:

20-2702 CE	2402 Oleander Ave	Nickolaos Kapsis Jr Pamela A Kapsis	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 20, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Nickolaos Kapsis Jr Pamela A Kapsis 2402 Oleander Blvd Fort Pierce, FL 34950	
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VIOLATIONS:

- IPMC 304.2 Protective treatment.
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 30-28(c) – Responsibility for containers
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- Section 123-37(12) – Landscape maintenance
- IPMC 302.7 Accessory structures.

CORRECTIVE ACTIONS:

- Please pressure wash and paint where molding, chipping or deterioration has occurred.
- Please remove all buckets, tools, wood, trash, bricks, storage bins and all other miscellaneous items located on side or back of the house. All outside storage items may be placed in a enclosed garage.
- Please place all garbage containers on the side or back of the house.
- Please remove wooden shelves and all other indoor furniture located on yard. All indoor furniture must be kept indoors at all times.
- Please trim all overgrown bushes, trees, shrubs and grass.
- Please remove or repair fence where deterioration has occurred. If you have any questions please contact the building or planning department at (772) 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 10/14/2021

Started On: 09/02/2021 04:37 PM

Special Magistrate Hearing

5. C.

Meeting Date: 10/20/2021

Re: Case# 21-0584 - 1302 Avenue O

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

Information

SUBJECT:

21-0584 CE	1302 Avenue O	Blakely, Adriene	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 19, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Adriene Blakely 2107 N 41st St Fort Pierce, FL 34946	
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VIOLATIONS:

IPMC 304.7 Roofs and Drainage
IPMC 304.2 Protective Treatment

CORRECTIVE ACTIONS:

1. Obtain a permit and repair the roof and soffit / trim around the home and shed.
2. Paint the home, shed, and pillars by the shed.
3. Pressure wash the driveway.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/14/2021

Started On: 07/18/2021 03:41 PM

Special Magistrate Hearing

5. D.

Meeting Date: 10/20/2021

Re: Case# 21-0065 - 214 Gardenia Avenue

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

Information

SUBJECT:

21-0065 CE	214 Gardenia Avenue	Molinuevo, Miguel & Teresa	Heather Debevec
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CASE INFORMATION:

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

OWNER: MIGUEL MOLINUEVO TERESA MOLINUEVO 214 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

- IPMC 302.7 Accessory structures.
- IPMC 304.6 Exterior walls.
- IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Repair the chain link fence as it is falling and coming apart.
2. Repair or replace the rotting wood at the front of the home by the driveway.
3. Paint the front where it is discolored, after repairs of the rotting wood.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/14/2021

Started On: 07/22/2021 03:48 PM

Information

SUBJECT:

09-2199 CE	521 Douglas Ct	Joseph Basso	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	July 30, 2009	Type of Presentation:	Lien Reduction
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OWNER:

APPLICANT: Joseph Basso	PREVIOUS OWNER/ VIOLATOR: Rey Property Investors LLC
	CURRENT OWNER: 2nd Generation Building Corp

VIOLATIONS:

5-1.104.5 Unsafe Building
5-368 Property Maintenance (1)(2)(3)(4)(5)
5-369 Vacant Buildings
23-49(4) Affirmative Maintenance
16-46, 16-47, 16-48(1)(5) Outside Storage
22-27(A)(C) R-4 Zoning District
22-139(B) Certificate of Zoning Compliance
22-187(13) Landscape Maintenance

FINDINGS/ORDER:

On November 4, 2009, Special Magistrate Blandino found the owner in violation and provided 15 days for the vacant building, outside storage and landscape maintenance and 30 days for all other violations.

ACTION DATES:

November 4, 2009 - Special Magistrate Blandino found the owner in violation
January 27, 2010 - Due to non-compliance, fines were initiated.
January 28, 2010 - Massey notice sent to owner
February 26, 2010 - Order Assessing Fine and Imposing Lien filed
September 22, 2021 - Lien Reduction request received

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/01/2021

Started On: 09/27/2021 03:23 PM

Property Identification

Site Address: 521 DOUGLAS CT
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-501-0091-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 21109
Map ID: 24/09N
Zoning: Medium Den

Ownership

2ND GENERATION BUILDING
CORPERATION
966 NW Leornard Cir
Port St Lucie, FL 34986

Legal Description

LINCOLN PARK NO 2 BLK 3 LOTS 23 TO 25 INCL

Current Values

Just/Market Value:	\$15,600
Assessed Value:	\$8,690
Exemptions:	\$0
Taxable Value:	\$8,690



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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,274

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	9-22-21		
Property address:	521 Douglas Court		
Owner(s) of record:	2nd Generation Building Corp.		
Mailing address:	966 NW Leonardo Cir. PSL 34986		
Property tax ID #:	2409-501-0091-000-3		
Original purchase date:	8-5-21	Original purchase price:	10,000.
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Joseph Basso	Relationship to owner(s)	Self
Telephone #:		Mobile phone #:	772 201 0280
E-mail:	ginger@2ndgbc.com	Preferred contact method:	Email
What are owner(s) intentions for property:	build duplex or s/f home		
Amount of Lien:	109,780.-	Date Fine Initiated:	5/1/2012
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 109,780.-

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 109,780.-

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

9-22-21
Date

Joseph Basso
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION


Property Address: 521 Douglas Court

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

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

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

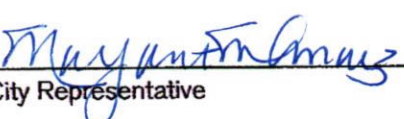
I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

 9-22-21 Joseph Basso
Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

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

 9/22/21 Margaret M. Amuz
City Representative Date Printed Name

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

To whom it may concern: 2nd Generation Building Corp. is currently in Process of Building, Selling, Owning, Single Family homes, multi Family, Duplexes & Commercial Projects. in the Lincoln Park Community. Acquiring Land is Imperative to make this Vision a Reality. without Land the Vision Becomes Impossible. After the Purchase of the Properties if there were Penalties then it would become too costly to make the Process work. 2nd Generation is Requesting the Penalty to be dropped so we can Proceed with the Building & Improving Process to the Lincoln Park Area. Lets work together to make the Lincoln Park Area one of the Future Beautiful Areas in Florida which it Definitely Deserves Considering our History.

Date: 9-22-21

Signed: 

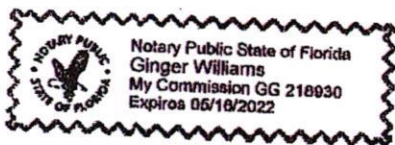
Print Name: Joseph Basso

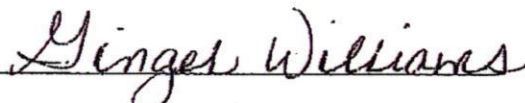
STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 22nd day of September 21




Notary Public, State of Florida



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 09-
00002199

Owner: Joseph Basso (2nd
Generation Building Corp)

Address: 521 DOUGLAS CT

1.) The gravity or seriousness of the violation	Major
2a.) Any and all actions taken by the violator to correct the violation(s); OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Property was Demolished
3.) The length of time necessary to bring the property into compliance	2 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Two, including this request
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	1 Active Lot Clearing 4 Lot Clearings – Involuntary Compliance 2 Code Cases – Found in violation 9 LC & CE cases – In Compliance 1 Condemnation – Involuntary Compliance
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	None
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	1 Active Lot Clearing

Information

SUBJECT:

10-0035 CE	521 Douglas CT	Joseph Basso	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	January 05, 2010	Type of Presentation:	Lien Reduction
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OWNER:

APPLICANT: Joseph Basso	PREVIOUS OWNER/ VIOLATOR: Rey Property Investors LLC
	CURRENT OWNER: 2nd Generation Building Corp

VIOLATIONS:

5-1.104.5 Unsafe Building
5-368(1) Property Maintenance

FINDINGS/ORDER:

On March 3, 2010, Special Magistrate Blandino found the owner in violation and provided 5 days to comply or be fined \$250 daily.

ACTION DATES:

January 05, 2010 - Case initiated
March 3, 2010 - Special Magistrate Blandino found the owner in violation
March 18, 2010 - Affidavit of Non-Compliance sent to owner
May 10, 2010 - Order Assessing Fine and Imposing Lien filed
April 11, 2011 - Affidavit of Compliance sent to owner
September 22, 2021 - Lien Reduction request received

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/05/2021

Started On: 10/04/2021 04:17 PM

Property Identification

Site Address: 521 DOUGLAS CT
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-501-0091-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 21109
Map ID: 24/09N
Zoning: Medium Den

Ownership

2ND GENERATION BUILDING
CORPERATION
966 NW Leonard Cir
Port St Lucie, FL 34986

Legal Description

LINCOLN PARK NO 2 BLK 3 LOTS 23 TO 25 INCL

Current Values

Just/Market Value:	\$15,600
Assessed Value:	\$8,690
Exemptions:	\$0
Taxable Value:	\$8,690



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):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,274

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	9-22-21			
Property address:	521 Douglas Court			
Owner(s) of record:	2nd Generation Building Corp.			
Mailing address:	966 NW Leonardo Cir. PSL 34986			
Property tax ID #:	2409-501-0091-000-3			
Original purchase date:	8-5-21	Original purchase price:	10,000.	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Joseph Basso		Relationship to owner(s):	Self
Telephone #:		Mobile phone #:	772-201-0280	
E-mail:	ginger@2ndgbc.com		Preferred contact method:	Email
What are owner(s) intentions for property:	build duplex or s/f home			
Amount of Lien:	98,780.-		Date Fine Initiated:	5/11/2012
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

\$ 98,780.-

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 98,780.-

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

9-22-21
Date

Joseph Basso
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 521 Douglas Court

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

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

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

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

[Signature] 9-22-21 Joseph Basso
Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

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

Margaret Embury 9/22/21 Margaret M. Anniz
City Representative Date Printed Name

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

To whom it may concern: 2nd Generation Building Corp. is currently in Process of Building, Selling, Owning, Single Family homes, multi Family, Duplexes & Commercial Projects in the Lincoln Park Community. Acquiring Land is Imperative to make this Vision a Reality. without land the Vision Becomes Impossible. After the Purchase of the Properties if there were Penalties then it would become too costly to make the Process work. 2nd Generation is Requesting the Penalty to be dropped so we can Proceed with the Building & Improving Process to the Lincoln Park Area. Lets work together to make the Lincoln Park Area one of the Future Beautiful Areas in Florida which it Definitely Deserves Considering our History.

Date: 9-22-21

Signed: [Signature]

Print Name: Joseph Basso

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 22nd day of September 21



Ginger Williams
Notary Public, State of Florida



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 10-
00000035

Owner: Joseph Basso (2nd
Generation Building Corp)

Address: 521 DOUGLAS CT

1.) The gravity or seriousness of the violation	Major
2a.) Any and all actions taken by the violator to correct the violation(s); OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Property was Demolished
3.) The length of time necessary to bring the property into compliance	2 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Two, including this request
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	1 Active Lot Clearing 4 Lot Clearings – Involuntary Compliance 2 Code Cases – Found in violation 9 LC & CE cases – In Compliance 1 Condemnation – Involuntary Compliance
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	None
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	1 Active Lot Clearing

Information

SUBJECT:

19-1590 CE	808 N 22nd St	Indira Singh	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	June 20, 2019	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Indira Singh	PREVIOUS OWNER: Joshua Perez
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VIOLATIONS:

IPMC 302.7 Accessory Structures

FINDINGS/ORDER:

On October 16, 2019, Special Magistrate Ross found the owner in violation and provided 30 days to comply or be fined \$50.00 per day. On March 4, 2020, Special Magistrate Ross assessed fines and imposed lien against owner.

ACTION DATES:

October 16, 2019 - Special Magistrate Ross found the owner in violation
November 21, 2019 - Affidavit of Non-Compliance sent to owner
March 4, 2020 - Lien filed
September 30, 2021 - Lien reduction request received

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/11/2021

Started On: 10/11/2021 11:45 AM

Property Identification

Site Address: 808 N 22nd ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-709-0018-000-1
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17318
Map ID: 24/04S
Zoning: SF Moderat

Ownership

Joshua Perez
PO Box 245190
Pembroke Pines, FL 33024

Legal Description

AUGUSTA S/D BLK 1 LOT 18 (OR 2411-369)

Current Values

Just/Market Value: \$9,300
Assessed Value: \$2,569
Exemptions: \$0
Taxable Value: \$2,569



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): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.14
Land Size (SF): 6,286

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	9/30/21		
Property address:	808 N 22ST Fort Pierce FL 34950		
Owner(s) of record:	INDIRA SINGH		
Mailing address:	4720 127 TRAIL N. WRB FL 33411		
Property tax ID #:	2404-709-0019-000-1		
Original purchase date:	9/15/21/	Original purchase price:	\$1000.00
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	1	Relationship to owner(s)	Owner
Telephone #:	561-542-1222	Mobile phone #:	561-542-1222
E-mail:	AWahid71@AOL.com	Preferred contact method:	
What are owner(s) intentions for property:	Build A Single Family		
Amount of Lien:		Date Fine Initiated:	
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$ 33,940.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ _____

DOLLAR AMOUNT I AGREE TO PAY \$ 3,000.00

Indira Singh 9/30/21
Signature of Owner or Representative Date

INDIRA SINGH
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:

809 N. 22 ST. Fort Pierce FL 34950

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

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

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

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

Julia Syle
Signature of Owner or Representative

Date

INDIRA SINGH
Printed Name

COFP - APPLICATION PROCESS DETERMINATION

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

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

Margaret M Amuz
City Representative

9/30/21
Date

Margaret M Amuz
Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address:

808 N 22nd Street Fort Pierce FL 34950

Property Owner:

INDIRA SINGH

Mailing Address:

4720 127 trail N. WPB FL 33411

Telephone #:

561-542-1222 Cell Phone #: 561-543-5260

E-Mail Address:

Awahid71@AOL.com

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

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

I recently closed on this property & realize there is A Lien. I corrected the problem and Asking For a Reduction in Fine.

Date: 9/30/21

Signed: Indira Singh

Print Name: INDIRA SINGH

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

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

Notary Public, State of Florida



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 19-
00001590

Owner: Indira Singh

Address: 808 N 22ND ST

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

Special Magistrate Hearing
Meeting Date: 10/20/2021

7. A.

Information

SUBJECT:

18-1037 CE	620 Texas Ct	Mario Herrera	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	April 05, 2018	Type of Presentation:	Lien Reduction
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OWNER:

CURRENT OWNER/ APPLICANT: Mario Herrera	PREVIOUS OWNER: Anthony Kuczynski
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VIOLATIONS:

16-46, 16-47, 16-48(10)(D) Non-Operable Vehicles
IPMC 302.7 Accessory Structures
IPMC 304.6 Exterior Walls

FINDINGS/ORDER:

On October 3, 2018, Special Magistrate Ross found the owner in violation and provided 20 days to comply or be fined \$150.00 per day.

ACTION DATES:

April 5, 2018 - Case initiated, Notice of Violation sent
October 3, 2018 - Special Magistrate Ross found the owner in violation
February 26, 2019 - Special Magistrate Ross granted Order Assessing Fine and Imposing Lien
April 8, 2021 - Affidavit of Compliance sent to owner
August 30, 2021 - Reduction Request received

RECOMMENDATION:

To be determined

Attachments

7 Criteria
Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 09/20/2021

Started On: 09/20/2021 01:02 PM



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case #: 18-
00001037

OWNER: MARIO HERRERA-
MALDONADO

Address: 620 TEXAS CT

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

Property Identification

Site Address: 620 TEXAS CT
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-823-0021-000-1
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 22916
Map ID: 24/09S
Zoning: Medium Den

Ownership

Mario Oswaldo Herrera-Maldonado
4201 N US Highway 1
Fort Pierce, FL 34946

Legal Description

CRAMER'S ADDITION BLK 2 W 47 FT OF LOTS 10 AND 11-LESS ST-

Current Values

Just/Market Value: \$44,200
Assessed Value: \$28,490
Exemptions: \$0
Taxable Value: \$28,490



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): 1,067
Gross Sketched Area (SF): 1,151
Land Size (acres): 0.1
Land Size (SF): 4,465

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

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

Date:					
Property address:	620 Texas CT				
Owner(s) of record:	Mario Herrera Maldonado				
Mailing address:	620 Texas CT				
Property tax ID #:	2409-823-0021-000-1				
Original purchase date:	11-26-19	Original purchase price:	30,000		
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Mario Herrera		Relationship to owner(s)		
Telephone #:	772-203 9023	Mobile phone #:	772-203-9023		
E-mail:	MarioTiger2@gmail.com		Preferred contact method:	Call me	
What are owner(s) intentions for property:	To live in				
Amount of Lien:	134,700		Date Fine Initiated:		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN

\$ 134,700

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 131,700

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000

Signature of Owner or Representative

Date

Mario Herrera Maldonado

Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

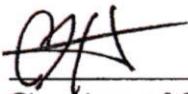
Property Address: 620 Texas Ct Fort Pierce FL 34950

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Signature of Owner or Representative

Date

Mario Herrera Maldonado

Printed Name

COFP – APPLICATION PROCESS DETERMINATION

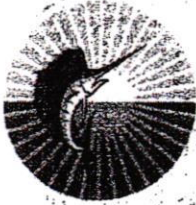
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Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

Margaret M. Arroyo
City Representative

9/8/21
Date

Margaret M. Arroyo
Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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Property Address: 620 Texas CT Fort Pierce FL 34950
Property Owner: Mario Oswaldo Herrera Maldonado
Mailing Address: 620 Texas CT Fort Pierce FL 34950
Telephone #: _____ Cell Phone #: 772-203 9023
E-Mail Address: MarioTiger2@gmail.com
Is the property in compliance? Yes If no, please explain in the narrative of your request.

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

I Purchased the Property at 620 Court knowing that it was in a state of code violation and was accruing fines at that time. My intention was to purchase the property for the purposes of rehabilitation to convert the then heavily deteriorated property into my Home. I believe the improvements I have made have upgrade the neighborhood and will hopefully lead to others undertaking the same type of acquisition and renovation.

Date: 8/28/21

Signed: [Signature]

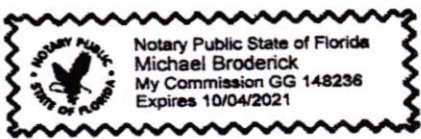
Print Name: Mario Herrera Maldonado

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 28th day of AUGUST, 2021.



[Signature]

Notary Public, State of Florida