

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 17, 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**

A.	21-1203 PK	South Causeway	Clifford Warren	Heather Debevec
B.	21-1812 PK	Indian River Dr & Avenue C	Living Water Services LLC	Heather Debevec
C.	21-1234 PK	Jaycee Park	Gerardo Macias	Heather Debevec
D.	21-1232 PK	Jaycee Park	Mary Hopper	Heather Debevec
E.	21-962 CE	512 N 15th St	Kevin A Jackson	Peggy Arraiz
F.	21-1231 PK	Jaycee Park	Bryan Lee	Heather Debevec

4. **PUBLIC HEARINGS - CITATIONS**

A.	21-1173 PK	Jaycee Park	Maggie Rumph	Heather Debevec
B.	21-1191 PK	Jaycee Park	Tashmit Mutakabbir	Heather Debevec
C.	21-1209 PK	Jaycee Park	Kenneth Gilchrist Shanti Merant	Heather Debevec
D.	21-1233PK	Jaycee Park	Alexis Richardson	Heather Debevec
E.	21-1237 PK	Jaycee Park	Denise Gillespie	Heather Debevec

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Isaac Saucedo
B.	21-0486 CE	1511 Avenue O	Henri Raphael	Heather Debevec
C.	21-0587 CE	1306 Avenue O	Anthony Grisby	Heather Debevec

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

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

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

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing**3. B. A.****Meeting Date:** 11/17/2021**Re:** Case# 21-1203 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1203 PK	South Causeway	Clifford Warren	Heather Debevec
------------	----------------	-----------------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	PAID
-----------------	--------------	-----------------------	------

OWNER:

OWNER: Clifford Warren	
---------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4208PK	34-35(S) 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: Heather Debevec
Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:42 PM

Special Magistrate Hearing**3. B. B.****Meeting Date:** 11/17/2021**Re:** Case# 21-1812 - Indian River Dr & Avenue C**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1812 PK	Indian River Dr & Avenue C	Living Water Services LLC	Heather Debevec
------------	----------------------------	---------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 25, 2021	Type of Presentation:	VOIDED
-----------------	---------------	-----------------------	--------

OWNER:

OWNER: Living Water Services LLC	
-------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4248PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 04:04 PM

Special Magistrate Hearing**3. B. C.****Meeting Date:** 11/17/2021**Re:** Case# 21-1234 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1234 PK	Jaycee Park	Gerardo Macias	Heather Debevec
------------	-------------	----------------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	PAID
-----------------	--------------	-----------------------	------

OWNER:

OWNER: Gerardo Macias	
--------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4218PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:49 PM

Special Magistrate Hearing**3. B. D.****Meeting Date:** 11/17/2021**Re:** Case# 21-1232 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1232 PK	Jaycee Park	Mary Hopper	Heather Debevec
------------	-------------	-------------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	PAID
-----------------	--------------	-----------------------	------

OWNER:

OWNER: Mary Hopper	
-----------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4216PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:30 PM

Information

SUBJECT:

21-962 CE	512 N 15th St	Kevin A Jackson	Peggy Arraiz
-----------	---------------	-----------------	--------------

CASE INFORMATION:

Case Initiated:	May 03, 2021	Type of Presentation:	CONTINUED
-----------------	--------------	-----------------------	-----------

OWNER:

VIOLATOR: Kevin A Jackson	
------------------------------	--

VIOLATIONS:

Sec. 125-194 – Medium density residential zone (R-4)
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside Storage
Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside Storage-indoor furniture

FINDINGS/ORDER:

On July 07, 2021, Special Magistrate Ross found the owner in violation and provided 10 days to comply or be fined \$100.00 per day.

ACTION DATES:

May 03, 2021 - Case initiated
July 07, 2021 - Special Magistrate Ross found the owner in violation and provided 10 days to comply or be fined \$100.00 per day.
October 18, 2021 - Affidavit of Compliance sent to owner
September 3, 2021 - Massey hearing requested
Balance as of 11/5/2021: \$10,220.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria

Form Review

Final Approval Date: 11/05/2021

Property Identification

Site Address: 512 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-503-0024-000-9
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 21348
Map ID: 24/09N
Zoning: Medium Den

Ownership

Kevin A Jackson
Linda D Wilson
3404 Avenue R
Fort Pierce, FL 34947

Legal Description

GOLDSMITH'S S/D BLK 2 LOT 9 AND W 7.5 FT OF VAC ALLEY ADJ ON E (OR 321-2498)

Current Values

Just/Market Value: \$11,000
Assessed Value: \$2,785
Exemptions: \$0
Taxable Value: \$2,785

Property taxes are subject to change upon change of ownership.

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



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 0.17
Land Size (SF): 7,380

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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

Fort Pierce Code Enforcement Board

Property Address 512 N 15th Street

RE: Case # 21-0962

Date: August 17th 2021

In response to the letter that I received on August 5, 2021 I disagree with the findings of that letter.

I met with the Code Enforcement Officer and it was discussed what we need to do to make this property compliant and then I received this letter of intent to place a lien on the property.

With that being said I am asking for schedule meeting with the Special Magistrate to settle this dispute.

Thank you



Kevin Jackson

3404 Avenue R

Fort Pierce FL 34947

(772) 201-8676

RECEIVED

SEP 3 2021

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control



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

Case #: 21-00000962 Address: 512 N 15TH Hearing Date: July 07, 2021
ST

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Minor

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

Owner cleaned up the property.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing**3. B. F.****Meeting Date:** 11/17/2021**Re:** Case# 21-1231 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1231 PK	Jaycee Park	Bryan Lee	Heather Debevec
------------	-------------	-----------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	PAID
-----------------	--------------	-----------------------	------

OWNER:

OWNER: Bryan Lee	
---------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4214PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:34 PM

Special Magistrate Hearing**4. A.****Meeting Date:** 11/17/2021**Re:** Case# 21-1173 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1173 PK	Jaycee Park	Maggie Rumph	Heather Debevec
------------	-------------	--------------	-----------------

CASE INFORMATION:

Case Initiated:	May 23, 2021	Type of Presentation:	Citation
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: Maggie Rumph	
------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4204PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 04:29 PM

Special Magistrate Hearing

4. B.

Meeting Date: 11/17/2021

Re: Case# 21-1191 - Jaycee Park

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

Information

SUBJECT:

21-1191 PK	Jaycee Park	Tashmit Mutakabbir	Heather Debevec
------------	-------------	--------------------	-----------------

CASE INFORMATION:

Case Initiated	May 31, 2021	Type of Presentation:	Citation
----------------	--------------	-----------------------	----------

OWNER:

OWNER: Tashmit Mutakabbir	
------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4206PK	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: Heather Debevec
Final Approval Date: 11/10/2021

Started On: 09/18/2021 04:36 PM

Special Magistrate Hearing**4. C.****Meeting Date:** 11/17/2021**Re:** Case# 21-1209 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1209 PK	Jaycee Park	Kenneth Gilchrist Shanti Merant	Heather Debevec
------------	-------------	------------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	Citation
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: Kenneth Gilchrist Shanti Merant	
--	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4213PK	34-35(Q) Handicap Parking	\$250.00	\$10.00	\$18.00	\$278.00

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: 09/18/2021 05:02 PM

Final Approval Date: 11/10/2021

Special Magistrate Hearing**4. D.****Meeting Date:** 11/17/2021**Re:** Case# 21-1233 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1233PK	Jaycee Park	Alexis Richardson	Heather Debevec
-----------	-------------	-------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 5, 2021	Type of Presentation:	Citation
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: Alexis Richardson	
-----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4217PK	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: Heather Debevec
 Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:46 PM

Special Magistrate Hearing

4. E.

Meeting Date: 11/17/2021

Re: Case# 21-1237 - Jaycee Park

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

Information

SUBJECT:

21-1237 PK	Jaycee Park	Denise Gillespie	Heather Debevec
------------	-------------	------------------	-----------------

CASE INFORMATION:

Case Initiated:	June 6, 2021	Type of Presentation:	Citation
-----------------	--------------	-----------------------	----------

OWNER:

OWNER: Denise Gillespie	
----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4221PK	34-35(S) 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: Heather Debevec
Final Approval Date: 11/10/2021

Started On: 09/18/2021 05:54 PM

Special Magistrate Hearing

5. A.

Meeting Date: 11/17/2021

Re: Case# 21-1152 - 2501 Sunrise Blvd

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

Information

SUBJECT:

21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Isaac Saucedo
------------	-------------------	--------------	---------------

CASE INFORMATION:

Case Initiated:	May 30, 2021	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: Erin Patrick 2501 Sunrise Blvd Fort Pierce, FL 34982	
--	--

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 IPMC 304.2 Protective treatment.
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please remove all shutters from windows throughout house.
2. Please pressure wash and paint where molding chipping or deterioration has occurred throughout house.
3. Please remove trailer or refrain from parking on grass.
4. Please remove all boxes, storage bins, trash, cardboard boxes, tools and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
5. Please trim all overgrown bushes, trees, shrubs and 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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 11/10/2021

Started On: 10/05/2021 04:32 PM

Special Magistrate Hearing

5. B.

Meeting Date: 11/17/2021

Re: Case# 21-0486 - 1511 Avenue O

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

Information

SUBJECT:

21-0486 CE	1511 Avenue O	Henri Raphael	Heather Debevec
------------	---------------	---------------	-----------------

CASE INFORMATION:

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

OWNER:

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

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 30-28(c) – Responsibility for containers
 IPMC 304.3 Address identification.
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) – Landscape maintenance
 Section 26-3 – Storage of commodities
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/10/2021

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

Special Magistrate Hearing

5. C.

Meeting Date: 11/17/2021

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
------------	---------------	----------------	-----------------

CASE INFORMATION:

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

OWNER:

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

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: 11/10/2021

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

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: O Ave L Land Trust 7050 W Palmetto Park Rd, Suite 15-675 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

Attachments

Request
Notice
Posting

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 10/08/2021

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

RECEIVED

JUL 12 2021

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

SCHILIAN & WATARZ, P.A.

ATTORNEYS AND COUNSELORS AT LAW

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

Gerald Schilian*
Deborah A. Watarz*

*Admitted to Florida and New York Bars

July 10, 2021

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

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

Dear Sir/Madam:

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

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

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

Very truly yours,

SCHILIAN & WATARZ, P.A.

Gerald Schilian



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

January 13, 2021

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

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

Re: Case # 21-00000014

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

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

Section 24-19 – Maintenance of nuisance on property prohibited

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

Section 24-21 – Nuisance as a Condition

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

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

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

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

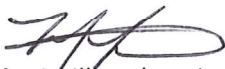


- c. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced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

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

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

Sincerely,



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

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



City of Fort Pierce

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

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 13, 2021

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

Case #: 21-00000014

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

ADDRESS: 2506 AVENUE L

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

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

Nuisance as a Condition

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

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

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

Dated this January 13, 2021.

Sincerely,

Maximillion Lewis
Code Enforcement Officer
(772)467-3000



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

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

ADDRESS: 2506 AVENUE L

CASE NO: 21-00000014

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

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

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

FURTHER AFFIANT SAYETH NOT.

DATED this January 13, 2021

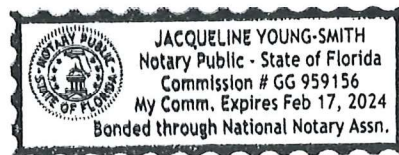
Maximillion Lewis

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 13th day of January, 2021.

NOTARY PUBLIC - STATE OF FLORIDA



C0100111



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

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

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

**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) and the Florida Department of Environmental Design (BASIC) (Basic Principles and Concepts for Tree and Shrub Pruning) as a satisfactory method. These standards recommend that all trees and shrubs be pruned in a way that does not damage the tree or shrub.
 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

