

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 2, 2022 - 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.

21-2225 PK	South Causeway Park	Michael Lee Barson	Michael Rabenecker
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2.

21-1516 PK	100 Blk Marina Way	Jorge L Rivas	Michael Rabenecker
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3.

21-1518 PK	Jaycee Park	Virginia Debreus	Michael Rabenecker
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4.

21-2637 PK	North Indian River Drive & Ave D	Brian James Ingram	Michael Rabenecker
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5.

20-2498 CE	1912 Avenue M	Louise Osby	Heather Debevec
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6.

21-2528 PK	South Causeway Park	Angelique Marie Emiddio	Michael Rabenecker
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7.

21-2110 PK	South Causeway Park	Jimmy Demond Spann	Michael Rabenecker
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8.

21-2109 PK	South Causeway Park	Samantha Kay Miller	Michael Rabenecker
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9.

21-2633 PK	North Indian River Drive & Avenue D	William Augustus French	Michael Rabenecker
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10.	21-1291 CE	1606 San Diego Avenue	Renedo Louis	Heather Debevec
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4. PUBLIC HEARINGS - CITATIONS

A.	21-2246 PK	Jaycee Park	James Jackson Christian	Michael Rabenecker
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B.	21-2778 PK	200 Blk North Indian River Drive	Robert Alan Jacquin	Michael Rabenecker
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C.	21-2139 PK	Jaycee Park	Rich Forbes, Rachel Nadine Forbes	Michael Rabenecker
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G.	21-1460 PK	100 Blk Marina Way	Efren E. Rivera Vicente, Jr. Maria C. Rivera	Michael Rabenecker
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H.	21-1342 PK	Jaycee Park	Sutherlin Nissan Vero Beach, Inc., Nissan Infiniti LT	Michael Rabenecker
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I.	21-3202 PK	Jetty Park	Steven Brigance, U-HAUL Co	John Makolin
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5. PUBLIC HEARINGS - VIOLATION CASES

A.	21-0219 CE	1912 Avenue M	Louise Osby	Heather Debevec
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B.	21-1096 CE	1712 Avenue O	Tommie Randolph Curtis Randolph Sr	Heather Debevec
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C.	21-2977 CE	1208 N 20th Street	JBM Properties LLC	Heather Debevec
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D.	21-1137 CE	1210 N 16th Court	Carlson Family LLC	Heather Debevec
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E.	21-1688 CE	221 Osceola Avenue	Karen Carroll	Heather Debevec
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6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

A.	20-1941 CE	3101 Tennessee Ave	Randy L. & Rebecca L. Stotler	Peggy Arraiz
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B.	21-0937 CE	1402 Avenue J	V M Dixon II	Peggy Arraiz
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7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.

19-2958 CE	2203 Orange Avenue	Toivorentals LLC	Peggy Arraiz
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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:** 02/02/2022**Re:** Case# 21-2225 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2225 PK	South Causeway Park	Michael Lee Barson	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 21, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Michael Lee Barson		
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9688PK	34-35(S) Parking on the 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: Michael Rabenecker
 Final Approval Date: 01/29/2022

Started On: 12/19/2021 02:31 PM

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 02/02/2022**Re:** Case# 21-1516 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1516 PK	100 Blk Marina Way	Jorge L Rivas	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 26, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jorge L Rivas	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5794PK	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: Michael Rabenecker

Started On: 12/21/2021 03:33 PM

Final Approval Date: 01/29/2022

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 02/02/2022**Re:** Case# 21-1518 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1518 PK	Jaycee Park	Virginia Debreus	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 26, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Virginia Debreus	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5797PK	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: Michael Rabenecker

Started On: 12/21/2021 03:40 PM

Final Approval Date: 01/29/2022

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 02/02/2022**Re:** Case# 21-2637 - North Indian River Drive & Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2637 PK	North Indian River Drive & Ave D	Brian James Ingram	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 1, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Brian James Ingram	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9640PK	34-35(L) Restricted Parking No Boat Trailers	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/30/2022

Started On: 12/19/2021 01:48 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 02/02/2022

Re: Case # 20-2498 - 1912 Avenue M

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

Information

SUBJECT:

20-2498 CE	1912 Avenue M	Louise Osby	Heather Debevec
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CASE INFORMATION:

Case initiated:	November 6, 2020	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Louise Osby 1912 Avenue M Ft. Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the bare wood on the west side of the home.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/30/2022

Started On: 11/18/2021 04:00 PM

Special Magistrate Hearing**3. B. 6.****Meeting Date:** 02/02/2022**Re:** Case# 21-2528 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2528 PK	South Causeway Park	Angelique Marie Emiddio	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	September 19, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Angelique Marie Emiddio	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8172PK	34-35(S) Parking in the 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: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/19/2021 12:06 PM

Special Magistrate Hearing**3. B. 7.****Meeting Date:** 02/02/2022**Re:** Case# 21-2110 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2110 PK	South Causeway Park	Jimmy Demond Spann	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 31, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jimmy Demond Spann	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9630PK	34-35(S) Parking in the 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: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/19/2021 01:15 PM

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 02/02/2022**Re:** Case# 21-2109 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2109 PK	South Causeway Park	Samantha Kay Miller	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 31, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Samantha Kay Miller	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9633PK	34-35(S) Parking in the 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: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/19/2021 01:27 PM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 02/02/2022**Re:** Case# 21-2633 - North Indian River Drive & Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2633 PK	North Indian River Drive & Avenue D	William Augustus French	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 1, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: William Augustus French	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9635PK	34-35(L) Restricted Parking No Boat Trailer	\$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: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/19/2021 01:38 PM

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 02/02/2022**Re:** Case # 21-1291 - 1606 San Diego Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1291 CE	1606 San Diego Avenue	Renedo Louis	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 25, 2021	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Renedo Louis 1606 San Diego Ave Ft. Pierce, FL 34946	
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VIOLATIONS:

Section 123-37(12) - Landscape maintenance
IPMC 304.3 - Address identification

CORRECTIVE ACTIONS:

1. Trim the trees to be 6 feet from the ground and clean off fence lines.
2. Place house numbers to be visible from the street.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/28/2022

Started On: 11/04/2021 06:59 AM

Special Magistrate Hearing**4. A.****Meeting Date:** 02/02/2022**Re:** Case# 21-2246 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2246 PK	Jaycee Park	James Jackson Christian	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: James Jackson Christian	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8159PK	34-35(L) Restricted Parking for Boat Trailers	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/17/2021 04:37 PM

Special Magistrate Hearing**4. B.****Meeting Date:** 02/02/2022**Re:** Case# 21-2778 - 200 Blk North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2778 PK	200 Blk North Indian River Drive	Robert Alan Jacquin	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Robert Alan Jacquin	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8068PK	34-35(L) Restricted Parking - No Boat Trailers	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/19/2021 11:43 AM

Special Magistrate Hearing**4. C.****Meeting Date:** 02/02/2022**Re:** Case# 21-2139 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2139 PK	Jaycee Park	Rich Forbes, Rachel Nadine Forbes	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 31, 2012	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Rich Forbes Rachel Nadine Forbes	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9624PK	34-35(L) Restricted Parking Boat Trailers Only	\$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: Michael Rabenecker
Final Approval Date: 01/30/2022

Started On: 12/19/2021 12:55 PM

Special Magistrate Hearing**4. G.****Meeting Date:** 02/02/2022**Re:** Case# 21-1460 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1460 PK	100 Blk Marina Way	Efren E. Rivera Vicente, Jr. Maria C. Rivera	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 25, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Efren E. Rivera Vicente, Jr. Maria C. Rivera	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5789PK	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: Michael Rabenecker
Final Approval Date: 01/30/2022

Started On: 12/21/2021 03:12 PM

Special Magistrate Hearing**4. H.****Meeting Date:** 02/02/2022**Re:** Case# 21-1342 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1342 PK	Jaycee Park	Sutherlin Nissan Vero Beach, Inc., Nissan Infiniti LT	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Sutherlin Nissan Vero Beach, Inc.	VIOLATOR: Nissan Infiniti LT
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5778PK	34-35(S) Parking in the 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: Michael Rabenecker
 Final Approval Date: 01/30/2022

Started On: 12/21/2021 02:35 PM

Special Magistrate Hearing**4. I.****Meeting Date:** 02/02/2022**Re:** Case# 21-3202 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-3202 PK	Jetty Park	Steven Brigance, U-HAUL Co	John Makolin
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CASE INFORMATION:

Case Initiated:	October 29, 2021	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Steven Brigance	VIOLATOR: U-HAUL CO (CANADA)
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5317PK	34-35(P) Overtime 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: 12/16/2021 11:03 AM

Final Approval Date: 01/20/2022

Special Magistrate Hearing

5. A.

Meeting Date: 02/02/2022

Re: Case # 21-0219 - 1912 Avenue M

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

Information

SUBJECT:

21-0219 CE	1912 Avenue M	Louise Osby	Heather Debevec
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CASE INFORMATION:

Case Initiated	March 26, 2021	Type of Presentation:	Regular/TELEPHONE
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OWNER:

OWNER: Louise Osby 1912 Ave M Ft. Pierce, FL 34950	TENANT: Larry Ricks 1912 Avenue M Ft. Pierce, FL 34950
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside storage
 Section 24-19, 24-20, 24-21 (10)(d) - Nuisance as an object / Non-operative vehicles

CORRECTIVE ACTIONS:

1. Remove the bricks / cinder blocks from the front yard.
2. Remove or provide proof of operability and valid registration for the red vehicle in the back.

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: 01/28/2022

Started On: 10/28/2021 10:24 AM

Special Magistrate Hearing

5. B.

Meeting Date: 02/02/2022

Re: Case # 21-1096 - 1712 Avenue O

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

Information

SUBJECT:

21-1096 CE	1712 Avenue O	Tommie Randolph Curtis Randolph Sr	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 14, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Tommie Randolph Curtis Randolph Sr 1712 Avenue O Ft. Pierce, FL34950	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside storage
IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Remove the chair, bag, and other loose items from the east driveway.
2. Pressure wash the east driveway.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/30/2022

Started On: 11/18/2021 04:37 PM

Special Magistrate Hearing**5. C.****Meeting Date:** 02/02/2022**Re:** Case # 21-2977 - 1208 N 20th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2977 CE	1208 N 20th Street	JBM Properties LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 5, 2021	Type of Presentation:	regular
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OWNER:

OWNER: JBM Properties LLC 4950 Sandshore Ct San Diego, CA 92130	REGISTERED AGENT: Yarron Benmoshe 4920 Sandshore Ct San Diego, CA 92130
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VIOLATIONS:

Section 30-28 (C) - Responsibility for Containers

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

Section 123-37(12) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Remove, bring in, or place in a shed the loose items from the porch.
3. Trim trees to be 6 feet from the ground and bushes to be 2 feet in height and weeds at the bases.

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

Started On: 12/01/2021 08:21 AM

Final Approval Date: 01/30/2022

Special Magistrate Hearing

5. D.

Meeting Date: 02/02/2022

Re: Case# 21-1137 - 1210 N 16th Court

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

Information

SUBJECT:

21-1137 CE	1210 N 16th Court	Carlson Family LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 25, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Carlson Family LLC 2103 Sunrise Blvd Ft Pierce, FL 34950	REGISTERED AGENT: William Nielander 172 East Interlake Blvd Lake Placid, FL 33852
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VIOLATIONS:

Section 26-3 Storage of Commodities
Section 24-19, 24-20, 24-21 (1)(5) Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Remove items from open trailers and place them in a shed.
2. Remove, bring in, or place in a shed the various loose items from the yard, carport, front porch, and around the outside of the home.

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: 01/30/2022

Started On: 12/01/2021 10:56 AM

Special Magistrate Hearing

5. E.

Meeting Date: 02/02/2022

Re: Case # 21-1688 - 221 Osceola Avenue

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

Information

SUBJECT:

21-1688 CE	221 Osceola Avenue	Karen Carroll	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 27, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Karen Carroll 221 Osceola Ave Ft. Pierce, FL 34982	
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VIOLATIONS:

IPMC 304.13 Window, skylight, and door frames

CORRECTIVE ACTIONS:

1. Repair or replace the glass for the broken window in front of the driveway.

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

Started On: 12/02/2021 02:15 PM

Final Approval Date: 01/30/2022

Special Magistrate Hearing**6. A.****Meeting Date:** 02/02/2022**Information****SUBJECT:**

20-1941 CE	3101 Tennessee Ave	Randy L. & Rebecca L. Stotler	Peggy Arraiz
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CASE INFORMATION:

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

OWNER: Randy L. Stotler Rebecca L. Stotler 3101 Tennessee Ave Ft Pierce, FL 34947	
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VIOLATIONS:

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

FINDINGS/ORDER:

On April 07, 2021, Special Magistrate Ross found the owners in violation and provided 30 days to comply or be fined \$50.00 per day.

ACTION DATES:

May 13, 2021 - Extension of Time granted for additional 60 days
 July 27, 2021 - Due to non-compliance, fines were initiated.
 August 09, 2021 - Massey notice sent to owners
 August 30, 2021 - Received a written request from owners contesting the fines
 October 6, 2021 - Massey Hearing held - Special Magistrate continued case for 60 days to allow for owners to bring the property into compliance.
 December 1, 2021 - Special Magistrate again continued this matter to January 19, 2021 (hearing canceled - rescheduled to 2/2/2022)
 January 31, 2022 - Inspection completed - property found to be in compliance. Fines stopped.
 Current amount of fines: \$9,440.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Request
Administration Fees
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/28/2022

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

Property Identification

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

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

Ownership

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

Legal Description

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

Current Values

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



Property taxes are subject to change upon change of ownership.

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

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

Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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

Code Enforcement - Chad

This letter is about our case # 20-1941,

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

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

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

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

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

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

RECEIVED

AUG 30 2021

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Randy L. & Rebecca L. Stotter

3101 Tennessee Ave.

Pt. Pierre, Fl. 34947-6969

Case # 20-1941

RECEIVED

AUG 30 2021

CITY OF PORT PIERRE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Administrative Cost Estimator

01/31/2022

Property Address: 3101 Tennessee Ave 20-1941

Date case originated: 9/2/2020

Date case complied: 1/31/2022

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 3
 Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>54</u>	\$27.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>7</u>	\$70.00
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Months Open	\$50.00	<u>16</u>	\$800.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

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

Hearings	\$150.00	<u>4</u>	\$600.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$1,932.76



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

Case #: 20-00001941

Address: 3101
TENNESSEE AVE

Hearing Date: February 1, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Moved vehicles. Repaired fence. Cleaned up yard.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

No

Special Magistrate Hearing
Meeting Date: 02/02/2022

6. B.

Information

SUBJECT:

21-0937 CE	1402 Avenue J	V M Dixon II	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	April 30, 2021	Type of Presentation:	Fine Reduction
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OWNER:

VIOLATOR: V M Dixon II PO Box 1746 Fort Pierce, FL 34954	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside Storage
Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside Storage-indoor furniture
Section 24-19, 24-20, 24-21(4) – Nuisance as an object / Parking on other than pavement

FINDINGS/ORDER:

On July 21, 2021, Special Magistrate Pelletier found the owners in violation, provided 10 days to comply or be fined \$250.00 per day.

ACTION DATES:

August 7, 2021 - Extension of Time granted for 10 days
October 6, 2021 - Affidavit of Non-Compliance filed and fines initiated
December 17, 2021 - Affidavit of Compliance filed, fines stopped
January 4, 2022 - Reduction request received
Balance as of 2/1/2022: 18,030.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria
Massey Request
Administration Fees

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/30/2022

Started On: 01/28/2022 10:00 AM

Property Identification

Site Address: 1402 Avenue J
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-516-0042-000-6
Jurisdiction: Fort Pierce

Use Type: 0800
Account #: 16613
Map ID: 24/04S
Zoning: Medium Den

Ownership

V M Dixon II
PO Box 1746
Fort Pierce, FL 34954

Legal Description

JELLISONS S/D BLK 5 E 100 FT OF LOT 2 (OR 880-1896)

Current Values

Just/Market Value: \$121,600
Assessed Value: \$69,088
Exemptions: \$0
Taxable Value: \$69,088

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): 2,208
Gross Sketched Area (SF): 2,488
Land Size (acres): 0.27
Land Size (SF): 11,700

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Vernon M. Dixon

2410 Avenue D
Fort Pierce, Florida 34950
772-461-1010

Margaret M. Arraiz
100 North US #1
Fort Pierce, Florida 34950

January 4, 2022

Case # 21-0937
1402 Avenue J

Dear Ms. Arraiz,

I am writing to request an appeal regarding the fine accrued on the above referenced case.

Warm Regards,

Vernon M. Dixon
Property Owner

RECEIVED

JAN 04 2022

**CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control**

Administrative Cost Estimator

02/01/2022

Property Address: 1402 Avenue J 21-0937

Date case originated: 5/14/2021

Date case complied: 12/17/2021

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 1
 Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>19</u>	\$9.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>7</u>	\$350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

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

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$1,060.26

Information

SUBJECT:

19-2958 CE	2203 Orange Avenue	Toivorentals LLC	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	November 5, 2019	Type of Presentation:	Request to Amend
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OWNER:

VIOLATOR: Toivorentals LLC 229 SE Sagamore Terr Port St. Lucie, FL 34983	
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VIOLATIONS:

- 16-46, 16-47, 16-48 - Outside Storage
- 22-187(13) - Landscape Maintenance
- IPMC 302.7 - Accessory Structures
- IPMC 304.2 - Protective Treatment
- IPMC 304.6 - Exterior Walls
- IPMC 304.13 - Skylight and Door Frames

FINDINGS/ORDER:

March 9, 2020 - Special Magistrate Ross found the owners in violation, provided 15 days to comply or be fined \$150.00 per day.

ACTION DATES:

- March 9, 2020 - Found in violation
- April 21, 2020 - Inspection found the violations continued and fines were initiated.
- June 15, 2020 - Order Assessing Fine and Imposing Lien issued.
- Property remains in violation - fines continue to run.

Staff has been notified that the property is being purchased by the St. Lucie County Sheriff's Department. They have agreed to comply all violations but request the need to pressure wash/paint be removed. Once the property title has been transferred, all remaining violations will be addressed with the installation of a sub-station.

RECOMMENDATION:

Staff recommends amending the Order to Determine Violation so as to remove the requirement to comply with Sec. IPMC 304.2 and to have the property pressure washed and painted. Purchaser has agreed to comply all other violations.

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 01/28/2022

Started On: 01/18/2022 04:18 PM