

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 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.	21-1745 PK	South Causeway Park	Isaacs Rivera	Michael Rabenecker
2.	21-2454 PK	100 Blk N 2nd Street	Penske Leasing and Rental Co	Michael Rabenecker
3.	21-2735 PK	Jaycee Park	Alazae R Arlena	John Makolin
4.	21-2232 PK	100 Blk N 2nd Street	Gerald Wilson Hazellief, Jr, Sandra Marline Yingling	Michael Rabenecker
5.	21-2255 PK	Fisherman's Wharf	Jennifer J. Harless	Michael Rabenecker
6.	21-1743 PK	South Causeway Park	Latonya D Burgess Samuel Peak, Jr.	Michael Rabenecker
7.	21-143 PK	200 Blk Ave B	Charles Falkenberg	John Makolin
8.	21-1748 PK	South Causeway Park	Thomas J. Austin	Michael Rabenecker
9.	21-2625 PK	Indian River Dr / Orange (City Lot)	Arnold Guerrero	John Makolin

10.	21-2688 PK	125 AE Backus (City Parking Lot)	Mastec North America INC	John Makolin
11.	21-1688 CE	221 Osceola Avenue	Karen Carroll	Heather Debevec
12.	21-2777 PK	400 Blk North Indian River Drive	Dean A Doyle	John Makolin
13.	21-2766 PK	100 Blk Ave B	Debbie L Drennan	John Makolin
14.	21-2565 PK	600 NIRD Fishermans	Caitlin R Davis	John Makolin
15.	21-2595 PK	200 Blk Marina Way	Michelle A Vargas	John Makolin
16.	21-2812 PK	Jetty Park	Atlantic Key Energy LLC	John Makolin
17.	21-2941 PK	400 Blk North Indian River Drive (City Parking Lot)	Zaida P Quesada	John Makolin
18.	21-2426 PK	110 S 2nd St	Zaida P. Quesada	John Makolin
19.	21-3334 PK	100 BLK S 2nd St	Zaida P Quesada	John Makolin
20.	21-2724 PK	1800 Blk Melaluca	Ana Noemi Lugo-Brown	John Makolin

4. PUBLIC HEARINGS - CITATIONS

A.	21-2260 PK	Porpoise Beach Access	Jean S. Laurent, Jr., Yolanda Alford	Michael Rabenecker
B.	21-2268 PK	Ave D & North Indian River Dr	James R. Vaughn	Michael Rabenecker
C.	21-1740 PK	Jaycee Park	Anthony J. Messina, Camila Messina	Michael Rabenecker
D.	21-2089 PK	Jaycee Park	Justin J. Gopher Carrera S. Gopher	Michael Rabenecker
E.	21-2096 PK	South Causeway Park	Amareliz Alejandro	Michael Rabenecker

F.	21-1888 PK	North Indian River Drive and Ave D	Joshua T. Doyle	Michael Rabenecker
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G.	21-1727 PK	North Indian River Drive / Ave D	Ricky E. Spikes	Michael Rabenecker
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H.	21-1744 PK	South Causeway Park	Lacey Jo Brown	Michael Rabenecker
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I.	21-2387 PK	Jaycee Park	Antony T. Solomon, III	Michael Rabenecker
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J.	21-2101 PK	S Causeway Park	Ian Hunter	Isaac Saucedo
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-2213 CE	619 S 6th St	Affordable Housing Of FLA LLC	Isaac Saucedo
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B.	21-3159 CE	139 N 15th St.	Orange Ave Land Co LLC	Isaac Saucedo
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C.	21-1049 CE	2108 Orange Ave	Tri-County Realty Holdings LLC	Isaac Saucedo
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D.	21-3149 CE	2110 Orange Ave	Tri-County Realty Holdings LLC	Isaac Saucedo
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E.	21-2486 CE	114 S 17th St	Larry Gordon	Isaac Saucedo
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F.	21-3115 CE	203 N 18th St	Santiago Andrade	Isaac Saucedo
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G.	21-1967 CE	610 S 21st St	Jaime Maldonado Zuniga	Isaac Saucedo
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H.	21-2702 CE	223 Indian Hills Dr	Sharon S Rain	Isaac Saucedo
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I.	21-0219 CE	1912 Avenue M	Louise Osby	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	21-0584 CE	1302 Avenue O	Adriene D Blakely	Peggy Arraiz
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B.	21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	09-90 CE	805 Gardenia Ave	Charles C. Welch	Peggy Arraiz
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B.	21-0560 CE	421 N 15th St	Guesty K Alouption, Joseph A Alouption	Peggy Arraiz
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C.	20-1816 CE	3103 Hibiscus Ave	Willie D Singletary	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:** 03/02/2022**Re:** Case# 21-1745 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1745 PK	South Causeway Park	Isaacs Rivera	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Isaacs Rivera		
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10519PK	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: 01/18/2022

Started On: 12/30/2021 02:45 PM

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 03/02/2022**Re:** Case# 21-2454 - 100 Blk N 2nd ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2454 PK	100 Blk N 2nd Street	Penske Leasing and Rental Co	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 7, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Penske Leasing and Rental Company	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9711PK	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: Michael Rabenecker

Started On: 12/17/2021 02:37 PM

Final Approval Date: 02/28/2022

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 03/02/2022**Re:** Case#21-2735 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2735 PK	Jaycee Park	Alazae R Arlena	John Makolin
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CASE INFORMATION:

Case Initiated:	September 5, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Alazae R Arlena	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4770 PK	34-35(L) Parking Regulation Vehicle With Trailer 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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/30/2021 10:49 AM

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 03/02/2022**Re:** Case# 21-2232 - 100 Blk N 2nd Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2232 PK	100 Blk N 2nd Street	Gerald Wilson Hazellief, Jr, Sandra Marline Yingling	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Gerald Wilson Hazellief, Jr. Sandra Marline Yingling	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9685PK	34-35(T) Parking Obstruction of the 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: Michael Rabenecker
Final Approval Date: 02/28/2022

Started On: 12/19/2021 02:08 PM

Special Magistrate Hearing**3. B. 5.****Meeting Date:** 03/02/2022**Re:** Case# 21-2255 - Fisherman's Wharf**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2255 PK	Fisherman's Wharf	Jennifer J. Harless	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 28, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jennifer J. Harless	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10554PK	34-35(T) Parking in a Safety Zone	\$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: 02/28/2022

Started On: 12/19/2021 03:26 PM

Special Magistrate Hearing**3. B. 6.****Meeting Date:** 03/02/2022**Re:** Case# 21-1743 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1743 PK	South Causeway Park	Latonya D Burgess Samuel Peak, Jr.	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Latonya D Burgess Samuel Peak, Jr.	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10516PK	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

Started On: 12/30/2021 02:18 PM

Final Approval Date: 01/18/2022

Special Magistrate Hearing**3. B. 7.****Meeting Date:** 03/02/2022**Re:** Case# 22-143 - 200 Blk Ave B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-143 PK	200 Blk Ave B	Charles Falkenberg	John Makolin
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CASE INFORMATION:

Case Initiated:	January 8, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Charles Falkenberg	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee		Total Due
3981PK	34-35(S) Parked 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: 02/16/2022 02:07 PM

Final Approval Date: 02/28/2022

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 03/02/2022**Re:** Case# 21-1748 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1748 PK	South Causeway Park	Thomas J. Austin	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Thomas J. Austin		
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10523PK	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

Started On: 12/30/2021 03:03 PM

Final Approval Date: 01/18/2022

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 03/02/2022**Re:** Case# 21-2625 - Indian River Dr / Orange (City Lot)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2625 PK	Indian River Dr / Orange (City Lot)	Arnold Guerrero	John Makolin
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CASE INFORMATION:

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

VIOLATOR: Arnold Guerrero	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4783 PK	34-35(L) Restricted Parking/Parked across several spaces	\$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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/30/2021 10:36 AM

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 03/02/2022**Re:** Case# 21-2688 - 125 AE Backus (City Parking Lot)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2688 PK	125 AE Backus (City Parking Lot)	Mastec North America INC	John Makolin
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CASE INFORMATION:

Case Initiated:	September 30, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Mastec North America INC	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9389 PK	34-35(L) Restricted Parking Posted No 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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/23/2021 11:57 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 03/02/2022

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:	COMPLIED
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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
Final Approval Date: 02/24/2022

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

Special Magistrate Hearing**3. B. 12.****Meeting Date:** 03/02/2022**Re:** Case# 21-2777 - 400 Blk North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2777 PK	400 Blk North Indian River Drive	Dean A Doyle	John Makolin
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CASE INFORMATION:

Case Initiated:	September 25, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Dean A Doyle	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9376 PK	34-35(S) Parked 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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/23/2021 11:48 AM

Special Magistrate Hearing**3. B. 13.****Meeting Date:** 03/02/2022**Re:** Case# 21-2766 - 100 Blk Ave B**Information****SUBJECT:**

21-2766 PK	100 Blk Ave B	Debbie L Drennan	John Makolin
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CASE INFORMATION:

Case Initiated:	September 25, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Debbie L Drennan	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9369 PK	34-35(S) Parked 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: John Makolin
 Final Approval Date: 01/18/2022

Started On: 12/23/2021 11:37 AM

Special Magistrate Hearing**3. B. 14.****Meeting Date:** 03/02/2022**Re:** Csa# 21-2565 - 600 NIRD Fishermans Warf**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2565 PK	600 NIRD Fishermans	Caitlin R Davis	John Makolin
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CASE INFORMATION:

Case Initiated:	September 11, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Caitlin R Davis	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4791 PK	34-35(O) Parking Regulation 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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/30/2021 11:07 AM

Special Magistrate Hearing**3. B. 15.****Meeting Date:** 03/02/2022**Re:** Case# 21-2595 - 200 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2595 PK	200 Blk Marina Way	Michelle A Vargas	John Makolin
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CASE INFORMATION:

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

VIOLATOR: Michelle A Vargas	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4779 PK	34-35(T) Parked Facing Traffic	\$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: John Makolin
 Final Approval Date: 01/18/2022

Started On: 12/30/2021 10:27 AM

Special Magistrate Hearing**3. B. 16.****Meeting Date:** 03/02/2022**Re:** Case# 21-2812 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2812 PK	Jetty Park	Atlantic Key Energy LLC	John Makolin
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CASE INFORMATION:

Case Initiated:	September 24, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Atlantic Key Energy LLC	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9360 PK	34-35(L) Parking Regulation Posted No Commercial Vehicles	\$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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/23/2021 11:15 AM

Special Magistrate Hearing**3. B. 17.****Meeting Date:** 03/02/2022**Re:** Case# 21-2941 - 400 Blk North Indian River Drive (City Parking Lot)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2941 PK	400 Blk North Indian River Drive (City Parking Lot)	Zaida P Quesada	John Makolin
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CASE INFORMATION:

Case Initiated:	October 8, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Zaida P Quesada	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9550 PK	34-35(P) Overtime 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: John Makolin
Final Approval Date: 01/18/2022

Started On: 12/23/2021 01:43 PM

Special Magistrate Hearing**3. B. 18.****Meeting Date:** 03/02/2022**Re:** Case# 21-2426 - 110 S 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2426 PK	110 S 2nd St	Zaida P. Quesada	John Makolin
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CASE INFORMATION:

Case Initiated:	September 17, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Zaida P. Quesada	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9464 PK	34-35(P) Parking Regulation Overtime 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: John Makolin
Final Approval Date: 02/28/2022

Started On: 01/19/2022 11:12 AM

Special Magistrate Hearing**3. B. 19.****Meeting Date:** 03/02/2022**Re:** Case# 21-3334 - 100 Blk S 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-3334 PK	100 BLK S 2nd St	Zaida P Quesada	John Makolin
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CASE INFORMATION:

Case Initiated:	November 09, 2021	Type of Presentation:	DISMISSED
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OWNER:

VIOLATOR: Zaida P Quesada	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4065 PK	34-35(P) Parking Regulation Overtime 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: John Makolin
Final Approval Date: 02/28/2022

Started On: 01/14/2022 11:33 AM

Special Magistrate Hearing**3. B. 20.****Meeting Date:** 03/02/2022**Re:** Case 21-2724 - 1800 Blk Melaluca**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2724 PK	1800 Blk Melaluca	Ana Noemi Lugo-Brown	John Makolin
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CASE INFORMATION:

Case Initiated:	September 25, 2021	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Ana Noemi Lugo-Brown	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9365 PK	34-35(T) Parked Facing Traffic	\$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: John Makolin
 Final Approval Date: 01/18/2022

Started On: 12/23/2021 11:24 AM

Special Magistrate Hearing**4. A.****Meeting Date:** 03/02/2022**Re:** Case# 21-2260 - Porpoise Beach Access**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2260 PK	Porpoise Beach Access	Jean S. Laurent, Jr., Yolanda Alford	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 28, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jean S. Laurent, Jr. Yolanda Alford	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10556PK	34-35(Q) Parking in a Handicapped Space	\$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: Michael Rabenecker
Final Approval Date: 02/28/2022

Started On: 12/19/2021 03:52 PM

Special Magistrate Hearing**4. B.****Meeting Date:** 03/02/2022**Re:** Case# 21-2268 - Ave D & North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2268 PK	Ave D & North Indian River Dr	James R. Vaughn	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	September 5, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: James R. Vaughn	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10596PK	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: 02/28/2022

Started On: 12/19/2021 04:23 PM

Special Magistrate Hearing**4. C.****Meeting Date:** 03/02/2022**Re:** Case# 21-1740 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1740 PK	Jaycee Park	Anthony J. Messina, Camila Messina	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Anthony J. Messina Camila Messina	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10509 PK	34-35(S) Parking in 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: 01/18/2022

Started On: 12/30/2021 01:42 PM

Special Magistrate Hearing**4. D.****Meeting Date:** 03/02/2022**Re:** Case# 21-2089 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2089 PK	Jaycee Park	Justin J. Gopher Carrera S. Gopher	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 24, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Justin J. Gopher Carrera S. Gopher	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10544PK	34-35(L) Restricted Parking Boat Trailer 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: 01/18/2022

Started On: 12/30/2021 04:24 PM

Special Magistrate Hearing

4. E.

Meeting Date: 03/02/2022

Re: Case# 21-2096 - South Causeway Park

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

Information

SUBJECT:

21-2096 PK	South Causeway Park	Amareliz Alejandro	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 24, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Amareliz Alejandro	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10539PK	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: 12/30/2021 04:04 PM

Final Approval Date: 01/18/2022

Special Magistrate Hearing**4. F.****Meeting Date:** 03/02/2022**Re:** Case# 21-1888 - North Indian River Drive / Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1888 PK	North Indian River Drive and Ave D	Joshua T. Doyle	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 24, 2021	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Joshua T. Doyle	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10542PK	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: 01/18/2022

Started On: 12/30/2021 04:13 PM

Special Magistrate Hearing**4. G.****Meeting Date:** 03/02/2022**Re:** Case# 21-1727 - North Indian River Drive / Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1727 PK	North Indian River Drive / Ave D	Ricky E. Spikes	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Ricky E. Spikes	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10524PK	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: 01/18/2022

Started On: 12/30/2021 03:09 PM

Special Magistrate Hearing**4. H.****Meeting Date:** 03/02/2022**Re:** Case# 21-1744 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1744 PK	South Causeway Park	Lacey Jo Brown	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Lacey Jo Brown	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10518PK	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: 01/18/2022

Started On: 12/30/2021 02:38 PM

Special Magistrate Hearing

4. I.

Meeting Date: 03/02/2022

Re: Case# 21-2387 - Jaycee Park

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

Information

SUBJECT:

21-2387 PK	Jaycee Park	Antony T. Solomon, III	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Antony T. Solomon, III	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9631PK	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: 01/18/2022

Started On: 01/05/2022 01:41 PM

Special Magistrate Hearing

4. J.

Meeting Date: 03/02/2022

Re: Case# 21-2101 - South Causeway Park

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

Information

SUBJECT:

21-2101 PK	S Causeway Park	Ian Hunter	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Ian Hunter	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7198PK	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: Isaac Saucedo

Started On: 01/13/2022 03:19 PM

Special Magistrate Hearing

5. A.

Meeting Date: 03/02/2022

Re: Case# 21- 2213 - 619 6th St

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

Information

SUBJECT:

21-2213 CE	619 S 6th St	Affordable Housing Of FLA LLC	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Affordable Housing of FLA LLC PO Box 1506 Fort Pierce, FL 34954	REGISTERED AGENT: James E Hatfield 122 Queen Guinevere Ct Fort Pierce, FL 34949
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VIOLATIONS:

IPMC 304.1 Exterior structure – General.

CORRECTIVE ACTIONS:

1. Please repair fascia, soffit, trim and any other places where rotting or deterioration has occurred. A permit may be required. If you have any questions please contact the building 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 obtain a permit and comply with all permit conditions or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/12/2022 08:50 AM

Special Magistrate Hearing

5. B.

Meeting Date: 03/02/2022

Re: Case # 21-3159 - 139 N 15th ST

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

Information

SUBJECT:

21-3159 CE	139 N 15th St.	Orange Ave Land Co LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 8, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Orange Avenue Land Co LLC 4270 SW Country Pl Palm City, FL 34990	REGISTERED AGENT: Louis Pfeffer Pesq 250 S Central Blvd Ste 205 Jupiter, FL 33458
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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 123-37(12) – Landscape Maintenance

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding and deterioration has occurred.
2. Please remove metal, buckets, wood, coolers, tools and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please trim all overgrown bushes, trees, shrubs and grass.
4. Please refrain from parking all vehicles on grass.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/10/2022 01:27 PM

Special Magistrate Hearing

5. C.

Meeting Date: 03/02/2022

Re: Case # 21-1049 - 2108 Orange Ave

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

Information

SUBJECT:

21-1049 CE	2108 Orange Ave	Tri-County Realty Holdings LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 16, 2021	Type of Presentation:	BTR
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OWNER:

OWNER: Tri-County Realty Holdings LLC 2108 Orange Ave Fort Pierce, FL 34950	REGISTERED AGENT: Anthony Difrancesco 3345 Okeechobee Rd Fort Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. A Business Tax Receipt must be obtained prior to conducting any type of business within the City of Fort Pierce. Please contact the City Clerk’s office at 772-467-3065 to for any additional information regarding how to obtain a Business Tax Receipt.
2. In the event you are found in violation of Section 22-19(a) for doing business without a business tax, all utility services to the business premises will be suspended while the violation continues.
3. Please obtain your 2021 – 2022 Business Tax Receipt for the following classifications:
UTILIZING TOW TRUCKS: MECHANICAL WORK.

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 Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/10/2022 01:45 PM

Special Magistrate Hearing

5. D.

Meeting Date: 03/02/2022

Re: Case# 21-1049 - 2108 Orange Ave

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

Information

SUBJECT:

21-3149 CE	2110 Orange Ave	Tri-County Realty Holdings LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 16, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Tri-County Realty Holdings LLC 2108 Orange Ave Fort Pierce, FL 34950	Registered Agent: Anthony Difrancesco 3345 Okeechobee Rd Fort Pierce, FL 34950
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VIOLATIONS:

Sec. 125-322 (e). - Fences, walls and hedges; installation, replacement and maintenance

CORRECTIVE ACTIONS:

1. Please properly screen in fence throughout property to prevent any outside storage of materials 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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/10/2022 02:07 PM

Special Magistrate Hearing

5. E.

Meeting Date: 03/02/2022

Re: Case# 21-2486 - 114 S 17th St

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

Information

SUBJECT:

21-2486 CE	114 S 17th St	Larry Gordon	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 29, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Larry Gordon 114 S 17th St Fort Pierce, FL 34950	
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VIOLATIONS:

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

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

CORRECTIVE ACTIONS:

1. Residents are prohibited from living in mobile homes within the ----R4 zoning district. You are advised that no one may reside in the mobile home located on the property.
2. Please refrain from parking all vehicles located in front of property.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/10/2022 03:16 PM

Special Magistrate Hearing**5. F.****Meeting Date:** 03/02/2022**Re:** Case# 21- 3115 - 203 N 18th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-3115 CE	203 N 18th St	Santiago Andrade	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 8, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Santiago Andrade 203 N 18th St Fort Pierce, FL 34950	
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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

CORRECTIVE ACTIONS:

1. Please move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Please remove all metal, wood, doors and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

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

Started On: 01/10/2022 03:42 PM

Final Approval Date: 02/28/2022

Special Magistrate Hearing

5. G.

Meeting Date: 03/02/2022

Re: Case# 21-1967 - 610 S 21st St

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

Information

SUBJECT:

21-1967 CE	610 S 21st St	Jaime Maldonado Zuniga	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Jaime Maldonado Zuniga 111 N 27th St Fort Pierce, FL 34947	
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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 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding, staining, or deterioration has occurred.
2. Please remove all plywood, buckets, trash and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please remove all wooden tables, chairs, la Z boy and all other indoor furniture located throughout yard.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/28/2022

Started On: 01/11/2022 11:10 AM

Special Magistrate Hearing

5. H.

Meeting Date: 03/02/2022

Re: Case # 21-2702 - 223 Indian Hills Dr

Information

SUBJECT:

21-2702 CE	223 Indian Hills Dr	Sharon S Rain	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 13, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Sharon S Rain 223 Indian Hills Dr Fort Pierce, FL 34982	
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VIOLATIONS:

IPMC 304.2 Protective treatment.
IPMC 304.13 Window, skylight, and door frames.

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
2. Please repair broken windows throughout house. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to obtain a permit and comply with all permit conditions or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/24/2022

Started On: 11/21/2021 01:23 PM

Special Magistrate Hearing

5. I.

Meeting Date: 03/02/2022

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: 02/24/2022

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

Special Magistrate Hearing
Meeting Date: 03/02/2022

6. A.

Information

SUBJECT:

21-0584 CE	1302 Avenue O	Adriene D Blakely	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	March 10, 2021	Type of Presentation:	Massey Hearing
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OWNER:

VIOLATOR: Adriene D 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

FINDINGS/ORDER:

On October 22, 2021, Special Magistrate Pelletier found the owner in violation and provided 30 days to comply or be fined \$100.00 per day.

ACTION DATES:

December 02, 2021 - An inspection of the property found the violation continued and fines initiated.

December 29, 2021 - Massey Hearing Request received.

Balance as of 2/25/2022: \$8,520.00 (still running)

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon

Started On: 02/25/2022 10:04 AM

Final Approval Date: 02/28/2022

Property Identification

Site Address: 1302 Avenue O
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-512-0076-000-1
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 16460
Map ID: 24/04N
Zoning: SF Moderat

Ownership

Adriene D Blakely
2107 N 41st St
Fort Pierce, FL 34946

Legal Description

IRENE PLAZA BLK 4 LOTS 21 AND 22 (OR 770-733)

Current Values

Just/Market Value: \$72,600
Assessed Value: \$56,210
Exemptions: \$0
Taxable Value: \$56,210

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): 1,398
Gross Sketched Area (SF): 2,176
Land Size (acres): 0.29
Land Size (SF): 12,650

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Peggy Arraiz

From: Adriene Jefferson <ajeffers@irsc.edu>
Sent: Wednesday, December 29, 2021 3:09 PM
To: Peggy Arraiz
Subject: Case#21-0584

You don't often get email from ajeffers@irsc.edu. [Learn why this is important](#)

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

Good afternoon Ms. Arraiz,

Thank you very much for speaking with me this afternoon. Would you please schedule a hearing before the Special Magistrate so that I may discuss the status of the violations relative to 1302 Avenue O and the fines levied against me?

Thank you again for your assistance in this matter. Have a good and safe afternoon!

Adriene

Adriene Jefferson
Equity Officer/ Title IX Coordinator
Indian River State College
3209 Virginia Avenue
Fort Pierce, Florida 34981

772-462-7156 (Office) ~ 772-979-1523 (Cell) www.irsc.edu

Forming good men and good citizens

"In all the things we think, say, or do, we ask ourselves: Is it the truth? Is it fair to all concerned? Will it build good will and better friendships? Is it beneficial to all concerned?"



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

Case #: 21-00000584 Address: 1302 AVENUE Hearing Date: March 02, 2022
Q

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Major

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

Painted home, shed and pillars, and pressure washed the driveway

Roof is in process of being repaired

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Two

Special Magistrate Hearing
Meeting Date: 03/02/2022

6. B.

Information

SUBJECT:

21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	May 25, 2021	Type of Presentation:	Continued
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OWNER:

VIOLATOR: Erin Patrick 2501 Sunrise Blvd Fort Pierce, FL 34982	
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VIOLATIONS:

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

FINDINGS/ORDER:

On November 18, 2021, Special Magistrate Ross found the owner in violation and provided 21 days to comply or be fined \$150.00 per day.

ACTION DATES:

January 02, 2022
- An inspection of the property found the violation continued and fines initiated.
February 04, 2022 - Massey Hearing Request received.
Balance as of 2/25/2022: \$8,120.00 (still running)

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/28/2022

Started On: 02/25/2022 10:51 AM

Property Identification

Site Address: 2501 SUNRISE BLVD
Sec/Town/Range: 21/35S/40E
Parcel ID: 2421-504-0008-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 28346
Map ID: 24/21N
Zoning: SF Interme

Ownership

Erin Patrick
2501 Sunrise Blvd
Fort Pierce, FL 34982

Legal Description

MARAVILLA PINES BLK 2 LOT 1 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 3335-628)

Current Values

Just/Market Value: \$139,300
Assessed Value: \$58,270
Exemptions: \$33,270
Taxable Value: \$25,000



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): 1,972
Gross Sketched Area (SF): 2,212
Land Size (acres): 0.25
Land Size (SF): 10,809

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

I tried to deliver this letter
I was told I need to file it with Circuit
Civil, I went to Circuit Court I was
told unless I want to sue the
City of Fort Pierce there was nothing
they could help me with. It clearly
states on the city letterhead to respond
to the city. I was told to certify
mail it to the city where it was supposed
to go. The clerk of Court didn't have
a case. ALSO. I requested the supervisor
that told the woman who said
couldn't take my letter to call me
I have not received a call on this issue
to date Thanks. 

RECEIVED
FEB 04 2022
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

January 11, 2022

ERIN PATRICK
2501 SUNRISE BLVD
FT PIERCE, FL 34982

Property address: 2501 SUNRISE BLVD
Tax ID #: 2421-504-0008-000/2
Legal description: MARAVILLA PINES BLK 2 LOT 1 AND E 7.5 FT OF VAC ALLEY ADJ

Re: Case # 21-1152

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

Dear Property Owner(s):

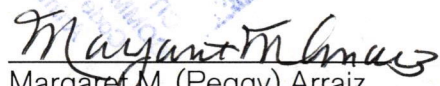
This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$150.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must respond in writing, stating a detailed reason as to why you disagree. This correspondence must be received by our office within twenty (20) days from the date of this letter.

If we receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. If we do not hear from you within the twenty (20) days, a lien will be entered on the property.

If you have any questions, please contact our office at (772) 467-3720.

Sincerely,



Margaret M. (Peggy) Arraiz
Director of Community Response
EM: parraiz@cityoffortpierces.com

C0107949

Erin Patrick

January 31, 2022

2501 Sunrise Boulevard
Fort Pierce, Florida 34982
Tax ID # 2421-504-0008-000/2
Case # 21-1152


To whom it may concern; Code Enforcement/City of Fort Pierce

Regarding the hearing that was held on November 17, 2021, I, Erin Patrick, owner of 2501 Sunrise Boulevard Fort Pierce Florida 34982, was never notified of the hearing on Case # 21-1152. Therefore, I am appealing the default decision entered in my absence due to myself not receiving notification of the hearing date. I would ask that the case be reset and notification be made of dates and issues to be resolved in this case.

I am providing this correspondence via USPS and personally delivering it to the Code Enforcement office, January 31, 2022, which is within 20 days of notifying me of the hearing outcome.

The notification of the hearing outcome and appeal information not received via certified mail, luckily arrived without issue, for something of this importance ensuring receipt should be of utmost importance.

Sincerely,


Erin Patrick





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 21-00001152

Violator: ERIN PATRICK
2501 SUNRISE BLVD
FT PIERCE, FL 34982

Property Address: 2501 SUNRISE BLVD
Tax ID #: 2421-504-0008-000/2
Legal Description: MARAVILLA PINES BLK 2 LOT 1 AND E 7.5 FT OF VAC ALLEY ADJ ON W
(OR 3335-628)

RE: Violation of Section(s): 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

ORDER DETERMINING VIOLATION

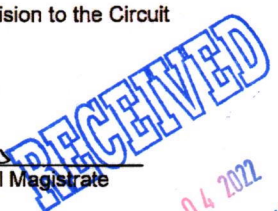
THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 17, 2021, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ERIN PATRICK is in violation of the Code of Ordinances as specified above, on property located at the above-described location. Accordingly it is ORDERED as follows:

1. The above-named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
 - a. Remove all shutters from windows throughout the house.
 - b. Pressure wash and paint where molding, chipping, or deterioration has occurred.
 - c. Remove trailer or refrain from parking on grass.
 - d. 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.
 - e. Trim all overgrown bushes, trees, shrubs, and grass.
3. In the event the violation is not remedied within 21 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$150.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

Please review whatever method I was supposedly notified by. I was NEVER issued any hearing info.

DONE AND ORDERED this 18th day of November, 20 21.

Fran O. Ross
Fran O. Ross, Esq., Special Magistrate



FEB 04 2022
CITY OF FORT PIERCE
COMMUNITY RESPONSE &
Code Enforcement &
Animal Control

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS

18th DAY OF November, 20 21.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk



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

Case #: 21-00001152 Address: 2501 SUNRISE Hearing Date: March 02, 2022
BLVD

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Major

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

None

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Two

Special Magistrate Hearing

7. A.

Meeting Date: 03/02/2022

Information

SUBJECT:

09-90 CE	805 Gardenia Ave	Charles C. Welch	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	January 27, 2009	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Charles C. Welch 1901 York CT Fort Pierce, FL 34982	
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VIOLATIONS:

5-370 Exterior Property and Landscaping
16-25 (c) Responsibility for Containers

FINDINGS/ORDER:

On April 8, 2009, the Code Enforcement Board found the owners in violation and provided 30 days to comply or be fined \$200.00 per day.

ACTION DATES:

May 11, 2009 - An inspection of the property found the violation continued and fines initiated.
June 11, 2009 - Order Assessing Fine and Imposing Lien filed.
September 27, 2011 - Affidavit of Compliance filed.
January 21, 2022 - Reduction Request received, offering \$3,000.00 / Fast Track.
Balance as of 3/1/2022: \$173,660.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/28/2022

Started On: 02/23/2022 04:17 PM

Property Identification

Site Address: 805 GARDENIA AVE
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-605-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 30375
Map ID: 24/22N
Zoning: SF Interme

Ownership

Charles Welch
1901 York CT
Fort Pierce, FL 34982

Legal Description

EL-RAY S/D LOT 2 (OR1267-2643)

Current Values

Just/Market Value: \$134,700
Assessed Value: \$85,564
Exemptions: \$0
Taxable Value: \$85,564



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): 1,498
Gross Sketched Area (SF): 1,894
Land Size (acres): 0.22
Land Size (SF): 9,450

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:



JAN 21 2022

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

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

Date:	1/21/22		
Property address:	805 Gardenia Ave.		
Owner(s) of record:	Charles C. Welch		
Mailing address:	1901 York Ct.		
Property tax ID #:	2422-605-0002.000/3		
Original purchase date:	Original purchase price:		
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:	Charles C. Welch	Relationship to owner(s)	self
Telephone #:	772-672-2900	Mobile phone #:	772-672-2900
E-mail:	devinedesigns1999@gmail.com	Preferred contact method:	772-672-2900
What are owner(s) intentions for property:	to sell		
Amount of Lien:	173,620.00	Date Fine Initiated:	9/05
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?	210,000
Is property under contract for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	210,000

AMOUNT OF FINE / LIEN \$ 173,620.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 170,620.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 3,000.00

Charles C. Welch
Signature of Owner or Representative Date

CHARLES C. WELCH
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	
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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.

Charles C. Welch
Signature of Owner or Representative Date

CHARLES C. WELCH
Printed Name

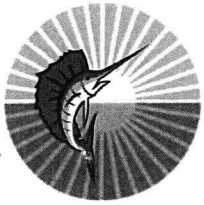
COFP – APPLICATION PROCESS DETERMINATION

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. Amair 2/16/22
City Representative Date

Margaret M. Amair
Printed Name



RECEIVED

JAN 21 2022

CITY OF FORT PIERCE
 COMMUNITY RESPONSE
 Code Enforcement &
 Animal Control

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.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Katherine Calderon (772-467-3149) for cost / fees breakdown.
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: 805 Gardenia Ave, Ft. Pierce, Fl. 34982
 Property Owner: Charles C. Welch
 Mailing Address: 1901 York Ct, Ft. Pierce, Fl 34982
 Telephone #: 772-672-2900 Cell Phone #: 772-672-2900
 E-Mail Address: devinadesigns79@gmail.com
 Is the property in compliance? yes If no, please explain in the narrative of your request.

I, Charles C. Welch, 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:

Was not aware of any lien on the property located at 805 Gardeneria Ave, Ft. Pierce, FL 34982

I had paid a landscaper to remove a huge tree at the back of the lot, so that the roots would not impede into the neighboring lots and cause any damage to anyone's sewer lines. He removed the tree roots also. Since he mowed over lots as well, we knew we could trust him to finish the job. The tree was so huge he was not able to bring the entire tree to the front of the yard all at one time. It took several trips before the entire tree & roots could all be picked up w/o obstructing any view points for drivers passing by. At the time we were caring full for our parents, who were terminally ill.

Date: 1/21/22

Signed: Charles C. Welch

Print Name: CHARLES C. WELCH

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 #: 09-
00000090

Violator: CHARLES WELCH

Address: 805 GARDENIA AVE

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Cleaned up exterior landscaping, removed trash containers
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 5 months
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	Twice
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	15 Lot Clearings, 1 Property Maintenance, 4 Miscellaneous, 5 Code Enforcement Violations,
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	n/a
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	No

Special Magistrate Hearing

7. B.

Meeting Date: 03/02/2022

Information

SUBJECT:

21-0560 CE	421 N 15th St	Guesty K Alouption, Joseph A Alouption	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	March 8, 2021	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Guesty K Alouption Joseph A Alouption 424 N 16th ST Fort Pierce, FL 34950	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside Storage
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside Storage - Indoor Furniture

FINDINGS/ORDER:

On July 7, 2021, Special Magistrate Ross found the owners in violation and provided 20 days to comply or be fined \$100.00 per day.

ACTION DATES:

September 15, 2021
 - An inspection of the property found the violation continued and fines initiated.
 November 16, 2021 - Order Assessing Fine and Imposing Lien filed.
 February 3, 2022 - Affidavit of Compliance filed
 February 17, 2022 - Reduction Request received.
 Balance as of 3/1/2022: \$14,140.00

RECOMMENDATION:

To be determined

Attachments

- Property Card
- Request
- 7 Criteria

Admin Costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/28/2022

Started On: 02/25/2022 08:21 AM

Property Identification

Site Address: 421 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-506-0022-000-4
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21415
Map ID: 24/09N
Zoning: Medium Den

Ownership

Guesty K Alouption
Joseph A Alouption
424 N 16th ST
Fort Pierce, FL 34950

Legal Description

HELEN HAMMOND'S S/D BLK 1 LOT 22 (OR 3532-405)

Current Values

Just/Market Value: \$56,600
Assessed Value: \$37,684
Exemptions: \$0
Taxable Value: \$37,684



Total Areas

Finished/Under Air (SF): 1,012
Gross Sketched Area (SF): 1,296
Land Size (acres): 0.18
Land Size (SF): 7,755

Property taxes are subject to change upon change of ownership.

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

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:



RECEIVED

FEB 17 2022

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

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

Date:	2-17-2022				
Property address:	421 N 15 St Fort Pierce 34950				
Owner(s) of record:	Joseph A Aloupton				
Mailing address:	424 N 16th Fort Pierce 34950				
Property tax ID #:					
Original purchase date:	2014	Original purchase price:	\$40,000		
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:	Joseph A. Aloupton	Relationship to owner(s):	772-940-7711		
Telephone #:	772-940-7711	Mobile phone #:			
E-mail:	WIA	Preferred contact method:	Cellphone		
What are owner(s) intentions for property:	Fixing property, currently renting				
Amount of Lien:			Date Fine Initiated:		
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 \$ 14,140.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ _____

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Joseph A Aloupton 2-17-22
Signature of Owner or Representative Date

Joseph A Aloupton
Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: _____

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.

Joseph A Alouption 2-17-22
Signature of Owner or Representative Date

Joseph A Alouption
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 2/23/22
City Representative Date

Margaret M. Amuz
Printed Name

Rule 17. Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
 - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
 - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
 - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken by any other owner or party in interest to bring the property into compliance;
 - (3) The length of time necessary to bring the property into compliance;

- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (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.

D. If the Special Magistrate or the Board determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$3,000 or more and is payable in less than 6 months.
- (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$7,500 or more and is payable in less than 6 months.

The Special Magistrate or Code Enforcement Board may, at its discretion, forward the request to the Commission if they feel additional review is required or in the best interest of the City.

- E. If the Special Magistrate or the Board determines that the request for reduction be approved but the request does not meet the criteria outlined in Section (d), the determination is to deny the request, or additional review is required, they shall forward their recommendation to the City Commission for a final determination.
- F. Any recommendation for waiver or reduction may include further recommendation that the reduction be conditioned upon payment of the reduced amount within a specified period of time. Failure to pay the reduced amount within that time period will result in the lien reverting to the original amount.
- G. There shall be established an administrative fee of \$250.00 for any requests for mitigation of a code enforcement lien that must be heard by the City Commission. Such fee may be imposed after consideration by the City Commission. This fee shall not apply to special assessment reduction requests.
- H. The Department has the authority to mitigate in part or in full only the administration fees that have been assessed by the Department for Special Assessment Liens imposed for nuisance abatement actions. The Department shall have no authority to mitigate the interest, penalties or Special Assessment liens imposed for Nuisance Abatement actions.



RECEIVED

FEB 17 2022
 CITY OF FORT PIERCE
 COMMUNITY RESPONSE
 Code Enforcement &
 Animal Control

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.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Katherine Calderon (772-467-3149) for cost / fees breakdown.
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: 421 N 15th St Street Fort Pierce 34950
 Property Owner: Joseph A Aloupiou
 Mailing Address: 424 N 16th St Fort Pierce 34950
 Telephone #: 772) 940 77 11 Cell Phone #: _____
 E-Mail Address: N/A
 Is the property in compliance? yes If no, please explain in the narrative of your request.

Joseph A Alouptios, 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 don't enough money to Pay that Property I want to reduce that Price for me to fix Property & continue renting

Date: 2 17 22

Signed: Joseph A Alouptios

Print Name: Joseph A Alouptios

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 #: 21-
00000560

Violator: GUESTY K ALOUPTION
JOSEPH A ALOUPTION

Address: 421 N 15TH 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 all indoor furniture, containers and other miscellaneous items from under the carport and throughout the property
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	7 months
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	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	2 Code Enforcement cases, including this one
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	n/a
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

Administrative Cost Estimator

2/23/2022

Property Address: 421 N 15th Street 21-0560

Date case originated: 3/15/2021

Date case complied: 2/3/2022

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>6</u>	\$3.18
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>23</u>	\$11.50
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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>10</u>	\$500.00
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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
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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>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,461.73

Special Magistrate Hearing
Meeting Date: 03/02/2022

7. C.

Information

SUBJECT:

20-1816 CE	3103 Hibiscus Ave	Willie D Singletary	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	August 10, 2020	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Willie D Singletary 3103 Hibiscus Ave Fort Pierce, FL 34947	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(4) – Nuisance as an object / Parking on other than pavement

FINDINGS/ORDER:

On March 3, 2021, Special Magistrate Ross found the owner in violation and provided 5 days to comply or be fined \$50.00 per day.

ACTION DATES:

March 22, 2021 - An inspection of the property found the violation continued and fines initiated.

August 9, 2021 - Order Assessing Fine and Imposing Lien filed.

November 8, 2021 - Affidavit of Compliance filed.

February 11, 2022 - Reduction Request received.

Balance as of 3/1/2022: \$11,580.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
7 Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/28/2022

Started On: 02/25/2022 01:11 PM

Property Identification

Site Address: 3103 HIBISCUS AVE
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-515-0042-000-3
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 26948
Map ID: 24/17N
Zoning: SF Interme

Ownership

Willie D Singletary
3103 Hibiscus AVE
Fort Pierce, FL 34947

Legal Description

PINECREST ESTATES-UNIT 2- BLK 6 LOT 21 (OR 635-1908)

Current Values

Just/Market Value:	\$106,800
Assessed Value:	\$43,953
Exemptions:	\$25,000
Taxable Value:	\$18,953



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):	1,367
Gross Sketched Area (SF):	1,619
Land Size (acres):	0.21
Land Size (SF):	9,017

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:



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FEB 11 2022
CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

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

Date:	2/10/22				
Property address:	3103 Hibiscus Avenue Fort Pierce, Fl.				
Owner(s) of record:	Willie D. Singletary				
Mailing address:	3103 Hibiscus Avenue Fort Pierce, Fl.				
Property tax ID #:	2417-515-0042-000/3				
Original purchase date:			Original purchase price:		
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:	Willie D. Singletary		Relationship to owner(s)		
Telephone #:	772 267-9053		Mobile phone #:	772 267-9053	
E-mail:	williesingletary1956@yahoo.com		Preferred contact method:	772 267-9053	
What are owner(s) intentions for property:	Family Residence				
Amount of Lien:	11,580.00		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 \$ 11,580.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 11,580.00
 DOLLAR AMOUNT I AGREE TO PAY \$ Ø

Willie D. Singletary 2/10/22
 Signature of Owner or Representative Date

Willie D. Singletary
 Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 3103 Hibiscus Avenue Fort Pierce, Fl.

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.

Willie D. Singletary 2/10/22
Signature of Owner or Representative Date

Willie D. Singletary
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.

City Representative

Date

Printed Name

Rule 17. Requests for Reduction of Liens.

- A. A respondent may request a reduction of a lien otherwise imposed by the City to the Department, after the original violation is in compliance and the Department has issued an affidavit of compliance. No such request shall be made until after the date originally set for compliance has passed and the property is already under penalty. Any request for reduction of lien shall be made in writing to the Department and shall state reasons why a reduction of the Lien should be considered. The request should include a description of any supporting documentation which should be considered in furtherance of such request.
- B. If any of the following conditions are met, the Department has the authority to process a lien reduction request and issue a Release of Lien:
- (1) The amount of settlement for a property zoned residential with less than four (4) dwelling units is \$5000 or more and is payable in less than 30 days.
 - (2) The amount of the settlement for a property either zoned residential with four (4) or more dwelling units, zoned commercial or zoned industrial is \$10,000 or more and is payable in less than 30 days.
 - (3) The settlement is based upon the receipt of excess tax sale proceeds that have been received by the City and respectively cover the administrative costs incurred.

The Department shall forward the request to the Special Magistrate or Code Enforcement Board if additional review is required, if a hearing is specifically requested or in the best interest of the City. The Department and Requestor may enter into an agreement to settle the Lien reduction. Any written agreement between the requesting party and the Department to settle the lien reduction shall constitute a waiver of hearing by the Special Magistrate or Code Board by both parties.

- C. If the request does not meet the criteria outlined in Section (b), the Department has determined the request requires additional review, or the requesting party chooses to not waive his or her right to a hearing, the Department shall schedule a hearing on the request before the Special Magistrate or Board, with notice to the respondent. After hearing both sides, the Special Magistrate shall make a determination, or the Board shall adopt a motion, that the request for reduction of the lien be denied, granted, or granted with conditions. The determination will be based upon evidence, upon consideration of the following criteria:
- (1) The gravity or seriousness of the violation;
 - (2) Any and all actions taken by the violator to correct the violations or, if the violation was not corrected by the original violator, what action was taken by any other owner or party in interest to bring the property into compliance;
 - (3) The length of time necessary to bring the property into compliance;

- (4) The number of times the violator was previously found in violation by either the Code Enforcement Board, Special Magistrate, or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding;
- (5) The number of violation notices the violator has received in the past as well as their nature and the final disposition of each such notice;
- (6) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.
- (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.

D. If the Special Magistrate or the Board determines that the request for reduction be approved and the following conditions are met, they may order the Department, once payment is received and any other conditions are met, to issue a Release of Lien:

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Property Address: 3103 Hibiscus Avenue Fort Pierce, Fl.
 Property Owner: Willie D. Singletary
 Mailing Address: 3103 Hibiscus Avenue
 Telephone #: 772 461 5490 Cell Phone #: 772 267 9053
 E-Mail Address: Willie.Singletary1956@yahoo.com
 Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, Willie D. Singletary, 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'm no longer receiving Social ~~Security~~ Security Benefits. My wife has passed away. Her social security benefits has stopped coming into the household. In all two thousand Five hundred dollars per month ~~per~~ is no longer coming into the household.

I struggle each month to maintain the utilities, cable vision with wifi, car payments, and auto insurance. My heating and cooling system broke down this past summer. I am making monthly payments on the heating and cooling system. In conclusion, I am a cancer survivor. I must have a medical procedure once a year to monitor my health. Medical bills are piling up. I can't pay them.

Date: 2/10/22

Signed: Willie D. Singletary

Print Name: Willie D. Singletary

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 #: 20-
00001816

Violator: WILLIE & GWENDOLYN
SINGLETARY

Address: 3103 HIBISCUS AVE

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 vehicles
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	8 months
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	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	5 CE cases, 2 Non-Op Vehicles, 1 Nuisance Abatement, 1 Property Maintenance All complied
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	See request
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