

# SPECIAL MAGISTRATE

## BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 16, 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.	21-2913 PK	Melody/Atlantic	Rosa I Fernandez	John Makolin
2.	21-3023 PK	100 Blk Atlantic Ave	Shannon L Haugen	John Makolin
3.	21-2861 PK	100 Blk Ave B	Robert J Noren III	John Makolin
4.	21-2584 PK	600 NIRD Fishermans Wharf	Revolution Bio Fuels LLC	John Makolin
5.	21-2556 PK	South Causeway Park	Anthony T. Zeigler	John Makolin
6.	21-2903 PK	200 Blk Melody	Holts Agriculture LLC	John Makolin

7.	21-2730 PK	Jaycee Park	Clemencia P Vargas Lopez	John Makolin
8.	21-2662 PK	400 Blk NIRD	Simple Tax USA LLC	John Makolin
9.	21-2658 PK	400 Blk NIRD	Michelle R Henderson	John Makolin
10.	21-2606 PK	200 Blk N 2nd St	Jorge L Mercado Perea	John Makolin
11.	21-2660 PK	400 N Indian River Drive	Second Nation lawn and Landscape LLC	John Makolin
12.	21-2915 PK	Jetty Park	Border Equipment Leasing LLC	John Makolin
13.	21-1618 PK	Jaycee Park	Kenya D. Benjamin	Michael Rabenecker
14.	21-2121 PK	South Causeway Park	Fanise Duvernai	Michael Rabenecker
15.	21-2082 PK	Jaycee Park	Mary L Sikes Randolph McClyndon A. Randolph	Michael Rabenecker
16.	21-2480 CE	1001 York Ave	Francisco Ramirez-Diaz Gabriela C Ramirez	Isaac Saucedo
17.	21-1739 PK	Jaycee Park	Tabitha J. Tanner	Michael Rabenecker

4. PUBLIC HEARINGS - CITATIONS

A.	21-1559 PK	100 Blk Orange Ave	Dale S Van Der Lugt	Michael Rabenecker
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B.	21-1612 PK	North Indian River Dr & Ave D	Tammy Lee Connor	Michael Rabenecker
C.	21-1723 PK	North Indian River Dr & Ave B	Christopher D. Reagle	Michael Rabenecker
D.	21-1721 PK	100 Blk Marina Way	Stephen P. Townsel	Michael Rabenecker
E.	21-2453 PK	St. Lucie Ct & 300 Blk Hernando St	Sheria A. Katakowski	Michael Rabenecker
F.	21-1725 PK	North Indian River Dr & Ave B	David J. Scales, Jr Christine M. Scales	Michael Rabenecker
G.	21-1749 PK	South Causeway Park	Migdalia B. Sustache	Michael Rabenecker
H.	21-2118 PK	South Causeway Park	Samuel D. Adams	Michael Rabenecker
I.	21-2120 PK	South Causeway Park	James W. Osterhoudt, III, Ashley R. Holt	Michael Rabenecker
J.	21-2462 PK	South Causeway Park	Margaret A Hargrove	Michael Rabenecker
K.	21-2445 PK	100 Blk Orange Avenue	Connor T. Ruf	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-873 CE	210 N 18th St	Nucci Nicola	Isaac Saucedo
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

21.	21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

**Special Magistrate Hearing****3. B. 1.****Meeting Date:** 03/16/2022**Re:** Case# 21-2913 - Melody/Atlantic**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2913 PK	Melody/Atlantic	Rosa I Fernandez	John Makolin
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**CASE INFORMATION:**

Case Initiated:	October 2, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Rosa I Fernandez	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9521 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: 03/14/2022

Started On: 12/23/2021 12:39 PM

**Special Magistrate Hearing****3. B. 2.****Meeting Date:** 03/16/2022**Re:** Case# 21-3023 - 100 Blk Atlantic Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-3023 PK	100 Blk Atlantic Ave	Shannon L Haugen	John Makolin
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**CASE INFORMATION:**

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

VIOLATOR: Shannon L Haugen	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9553 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: 02/01/2022

Started On: 12/23/2021 10:17 AM

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 03/16/2022**Re:** Case# 21-2861 - 100 Blk Ave B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2861 PK	100 Blk Ave B	Robert J Noren III	John Makolin
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**CASE INFORMATION:**

Case Initiated:	October 2, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Robert J Noren III	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9511 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: 03/14/2022

Started On: 12/23/2021 12:28 PM

**Special Magistrate Hearing****3. B. 4.****Meeting Date:** 03/16/2022**Re:** Case# 21-2584 - 600 NIRD Fishermans Wharf**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2584 PK	600 NIRD Fishermans Wharf	Revolution Bio Fuels LLC	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 18, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Revolution Bio Fuels LLC	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9474 PK	34-35(T) Parking Regulation Parked in marked 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: John Makolin  
Final Approval Date: 03/14/2022

Started On: 01/19/2022 10:50 AM

**Special Magistrate Hearing****3. B. 5.****Meeting Date:** 03/16/2022**Re:** Case# 21-2556 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2556 PK	South Causeway Park	Anthony T. Zeigler	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 18, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Anthony T. Zeigler	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9472 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: 03/14/2022

Started On: 01/19/2022 11:00 AM

**Special Magistrate Hearing****3. B. 6.****Meeting Date:** 03/16/2022**Re:** Case# 21-2903 - 200 Blk Melody**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2903 PK	200 Blk Melody	Holts Agriculture LLC	John Makolin
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**CASE INFORMATION:**

Case Initiated:	October 3, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Holts Agriculture LLC	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9542 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: 03/14/2022

Started On: 12/23/2021 01:27 PM

**Special Magistrate Hearing****3. B. 7.****Meeting Date:** 03/16/2022**Re:** Case# 21-2730 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2730 PK	Jaycee Park	Clemencia P Vargas Lopez	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 5, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Clemencia P Vargas Lopez	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4769 PK	34-35(L) Restricted Parking Vehicles with 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: 03/14/2022

Started On: 12/29/2021 11:15 AM

**Special Magistrate Hearing****3. B. 8.****Meeting Date:** 03/16/2022**Re:** Case# 21-2662 - 400 Bik NIRD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2662 PK	400 Bik NIRD	Simple Tax USA LLC	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 5, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Simple Tax USA LLC	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4764 PK	34-35(L) Restricted Parking 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: 03/14/2022

Started On: 12/29/2021 11:07 AM

**Special Magistrate Hearing****3. B. 9.****Meeting Date:** 03/16/2022**Re:** Case# 21-2658 - 400 BIK NIRD**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2658 PK	400 BIK NIRD	Michelle R Henderson	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 5, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Michelle R Henderson	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4758 PK	34-35(L) Restricted Parking 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: 03/14/2022

Started On: 12/29/2021 10:59 AM

**Special Magistrate Hearing****3. B. 10.****Meeting Date:** 03/16/2022**Re:** Case# 21-2606 - 200 Blk N 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2606 PK	200 Blk N 2nd St	Jorge L Mercado Perea	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 4, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Jorge L Merado Perea	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
6648 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: 03/14/2022

Started On: 12/28/2021 04:13 PM

**Special Magistrate Hearing****3. B. 11.****Meeting Date:** 03/16/2022**Re:** Case# 21-2660 - 400 N Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2660 PK	400 N Indian River Drive	Second Nation lawn and Landscape LLC	John Makolin
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**CASE INFORMATION:**

Case Initiated:	September 5, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Second Nation Lawn and Landscape LLC	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
4760 PK	34-35(L) Restricted 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: 03/14/2022

Started On: 12/29/2021 08:02 AM

**Special Magistrate Hearing****3. B. 12.****Meeting Date:** 03/16/2022**Re:** Case# 21-2915 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2915 PK	Jetty Park	Border Equipment Leasing LLC	John Makolin
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**CASE INFORMATION:**

Case Initiated:	October 3, 2021	Type of Presentation:	DISMISSED
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**OWNER:**

VIOLATOR: Border Equipment Leasing LLC	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9538PK	34-35(L) Restricted Parking 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: 03/14/2022

Started On: 12/23/2021 01:18 PM

**Special Magistrate Hearing****3. B. 13.****Meeting Date:** 03/16/2022**Re:** Case# 21-1618 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1618 PK	Jaycee Park	Kenya D. Benjamin	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 10, 2021	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Kenya D. Benjamin	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8489PK	34-35(L) Restricted Parking - Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
 Final Approval Date: 03/14/2022

Started On: 12/30/2021 11:10 AM

**Special Magistrate Hearing****3. B. 14.****Meeting Date:** 03/16/2022**Re:** Case# 21-2121 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2121 PK	South Causeway Park	Fanise Duvernai	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 25, 2021	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Fanise Duvernai	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9605PK	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: 01/05/2022 12:48 PM

Final Approval Date: 03/14/2022

**Special Magistrate Hearing****3. B. 15.****Meeting Date:** 03/16/2022**Re:** Case# 21-2082 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2082 PK	Jaycee Park	Mary L Sikes Randolph McClyndon A. Randolph	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 25, 2021	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Mary L Sikes Randolph McClyndon A. Randolph	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9602PK	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: 03/14/2022

Started On: 01/04/2022 11:21 AM

**Special Magistrate Hearing**

**3. B. 16.**

**Meeting Date:** 03/16/2022

**Re:** Case # 21-2480 - 1001 York Ave

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

**Information**

**SUBJECT:**

21-2480 CE	1001 York Ave	Francisco Ramirez-Diaz Gabriela C Ramirez	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2021	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: Francisco Ramirez-Diaz Gabriela C Ramirez 1001 York Ave Fort Pierce, FL 34982	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Please remove wood, trash, construction materials, coolers, metal, buckets, 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  
Final Approval Date: 03/10/2022

Started On: 11/21/2021 11:09 AM

**Special Magistrate Hearing****3. B. 17.****Meeting Date:** 03/16/2022**Re:** Case# 21-1739 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1739 PK	Jaycee Park	Tabitha J. Tanner	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 17, 2021	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Tabitha J. Tanner	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10506PK	34-35(L) Restricted Parking Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
 Final Approval Date: 03/14/2022

Started On: 12/30/2021 01:27 PM

**Special Magistrate Hearing****4. A.****Meeting Date:** 03/16/2022**Re:** Case# 21-1559 - 100 Blk Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1559 PK	100 Blk Orange Ave	Dale S Van Der Lugt	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 3, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Dale S. Van Der Lugt	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8452PK	34-35(K) Parked Beyond 30 Min Loading 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: 03/14/2022

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

**Special Magistrate Hearing****4. B.****Meeting Date:** 03/16/2022**Re:** Case# 21-1612 - North Indian River Dr & Ave D**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1612 PK	North Indian River Dr & Ave D	Tammy Lee Connor	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 3, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Tammy Lee Conner	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8456PK	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: 03/14/2022

Started On: 12/30/2021 10:53 AM

**Special Magistrate Hearing****4. C.****Meeting Date:** 03/16/2022**Re:** Case# 21-1723 - North Indian River Dr & Ave B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1723 PK	North Indian River Dr & Ave B	Christopher D. Reagle	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Christopher D. Reagle	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8497PK	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: 03/14/2022

Started On: 12/30/2021 11:19 AM

**Special Magistrate Hearing****4. D.****Meeting Date:** 03/16/2022**Re:** Case# 21-1721 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1721 PK	100 Blk Marina Way	Stephen P. Townsel	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Stephen P. Townsel	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8498PK	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 11:31 AM

Final Approval Date: 03/14/2022

**Special Magistrate Hearing****4. E.****Meeting Date:** 03/16/2022**Re:** Case# 21-2453 - St. Lucie Ct & 300 Blk Hernando Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2453 PK	St. Lucie Ct & 300 Blk Hernando St	Sheria A. Katakowski	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	August 14, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Sheria A Katakowski	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9652PK	34-35(L) Restricted Parking-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: Michael Rabenecker  
Final Approval Date: 03/14/2022

Started On: 01/05/2022 02:18 PM

**Special Magistrate Hearing****4. F.****Meeting Date:** 03/16/2022**Re:** Case# 21-1725 - North Indian River Dr & Ave B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1725 PK	North Indian River Dr & Ave B	David J. Scales, Jr Christine M. Scales	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: David J. Scales, Jr Christine M. Scales	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10513PK	34-35(S) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 03/14/2022

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

**Special Magistrate Hearing****4. G.****Meeting Date:** 03/16/2022**Re:** Case# 21-1749 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1749 PK	South Causeway Park	Migdalia B. Sustache	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Migdalia B. Sustache	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10529PK	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: 03/14/2022

Started On: 12/30/2021 03:49 PM

**Special Magistrate Hearing**

**4. H.**

**Meeting Date:** 03/16/2022

**Re:** Case# 21-2118 - South Causeway Park

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

**Information**

**SUBJECT:**

21-2118 PK	South Causeway Park	Samuel D. Adams	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Samuel D. Adams	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
10534PK	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 03:57 PM

Final Approval Date: 03/14/2022

**Special Magistrate Hearing****4. I.****Meeting Date:** 03/16/2022**Re:** Case# 21-2120 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2120 PK	South Causeway Park	James W. Osterhoudt, III, Ashley R. Holt	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 25, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: James W. Osterhoudt, III Ashley R. Holt	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9604PK	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: 03/14/2022

Started On: 01/04/2022 11:30 AM

**Special Magistrate Hearing****4. J.****Meeting Date:** 03/16/2022**Re:** Case# 21-2462 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2462 PK	South Causeway Park	Margaret A Hargrove	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 30, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Margaret A Hargrove	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9614PK	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: 03/14/2022

Started On: 01/05/2022 12:59 PM

**Special Magistrate Hearing****4. K.****Meeting Date:** 03/16/2022**Re:** Case# 21-2445 - 100 Blk Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-2445 PK	100 Blk Orange Avenue	Connor T. Ruf	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	August 4, 2021	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Connor T. Ruf	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
9646PK	34-35(P) Parking beyond the Posted Time Limit	\$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: 03/14/2022

Started On: 01/05/2022 02:09 PM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 03/16/2022

**Re:** Case # 21-873 - 210 N 18th St

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

**Information**

**SUBJECT:**

21-873 CE	210 N 18th St	Nucci Nicola	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 8, 2021	Type of Presentation:	Regular (Phone)
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**OWNER:**

OWNER: Nucci Nicola 762 39th St Brooklyn, NY 11232	
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**VIOLATIONS:**

Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions

**CORRECTIVE ACTIONS:**

1. Please remove chain link fence located in front of property. Fence located in front of home must not exceed 4ft in height.

**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: 03/14/2022

Started On: 01/11/2022 06:39 AM

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**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:	Massey Hearing
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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 3/14/2022: \$10,670.00 (still running)

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Request  
Massey Criteria

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## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 03/14/2022

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. 





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):

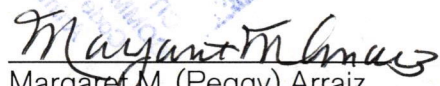
This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$150.00 a day continues to accrue.

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

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



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

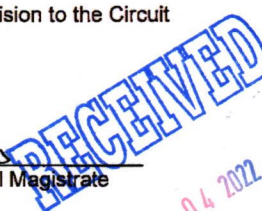
THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 17, 2021, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ERIN 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 18<sup>th</sup> 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

18<sup>th</sup> 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