

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 18, 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.	22-0799 CE	3220 S US HWY 1 2B	Score	Heather Debevec
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2.	21-3039 CE	2619 S 28th St	Martir Villanueva Alfaro	Isaac Saucedo
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3.	21-3035 CE	2618 S 28th St	Armando Hurtado Espinosa Laura E Espinosa Orozco	Isaac Saucedo
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4.	21-3460 CE	1404 Boston Ave	Fay D Steele	Isaac Saucedo
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4. **PUBLIC HEARINGS - CITATIONS**

A.	22-0242 CT	502 Quincy Avenue	Heart 2 Heart Reliable Transport LLC Jessica Washington	Heather Debevec
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	21-1398 CE	1136 S Ocean Drive	Keith Danks Meridee Danks	Heather Debevec
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B.	20-2484 CE	1147 S Ocean Drive	Sean Murray Martha Murray	Heather Debevec
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C.	21-2503 CE	1800 Boston Ave	PFJ Enterprises LLC	Isaac Saucedo
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D.	22-195 CE	1505 Citrus Ave	J Canto Velazquez	Isaac Saucedo
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E.	21-3046 CE	2617 S 28th St	Wendy R Lounds	Isaac Saucedo
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	21-1152 CE	2501 Sunrise Blvd	Erin Patrick	Peggy Arraiz
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B.	21-1572 CE 22-852 CE	1908 Avenue N	Josephine Isaac (EST) Ray L Isaac (EST) Ondrey Isaac	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

A.	22-1345	5400 S US Hwy 1	Enterprise Rent-A-Car	Peggy Arraiz
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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:** 05/18/2022**Re:** Case # 22-0799 - 3220 S US Hwy 1 #2B**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-0799 CE	3220 S US HWY 1 2B	Score	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 4, 2022	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: SCORE 3220 S US HWY 1 2B FT. PEIRCE, FL 34950	REGISTERED AGENT: JOHN BRYAN 2311 WILSON BLVD STE 500 ARLINGTON, VA 22201
OWNER: COMMONWEALTH MULTI - PROPERTIES USA INC 16370 NW 8TH DR PEMBROKE PINES, FL 33028	REGISTERED AGENT: MALKIT SAPPAL 16370 NW 8TH DR PEMBROKE PINES, FL 33028

VIOLATIONS:

Section 22-19(a) - Imposed
 Section 22-29 - Enforcement

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and obtain a business tax receipt.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, pursuant to 22-19(a) the violator(s) be fined a penalty of \$250.00, be given 5 days to obtain their Business Tax Receipt and order that failure to obtain their Business Tax Receipt will result in all utilities to the premises be suspended.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 05/16/2022

Started On: 03/31/2022 03:55 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 05/18/2022

Re: Case# 21-3039 - 2619 S 28th St

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

Information

SUBJECT:

21-3039 CE	2619 S 28th St	Martir Villanueva Alfaro	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Martir Villanueva Alfaro 5762 NW Cotton Dr Port Saint Lucie, FL 34986	
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VIOLATIONS:

IPMC 302.7 Accessory structures

CORRECTIVE ACTIONS:

1. Please repair dilapidated fence throughout yard to prevent any children to have access to pool.

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: 04/13/2022 04:32 PM

Final Approval Date: 05/16/2022

Special Magistrate Hearing

3. B. 3.

Meeting Date: 05/18/2022

Re: Case# 21-3035 - 2618 S 28th St

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

Information

SUBJECT:

21-3035 CE	2618 S 28th St	Armando Hurtado Espinosa Laura E Espinosa Orozco	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Armando Hurtado Espinosa Laura E Espinosa Orozco 2618 S 28th St. Fort Pierce, FL 34981	
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VIOLATIONS:

- Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
- Section 26-3 – Storage of commodities
- 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 refrain from parking any vehicles on grass at all times.
2. Please refrain from storing any items on trailer. All ladders, tires, buckets, gas cans must be removed.
3. Please remove all construction materials, orange cones, wood, buckets and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Please remove all wooden chairs located in front of house. All indoor furniture must be kept indoors at all times.

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: 05/16/2022

Started On: 04/13/2022 03:21 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 05/18/2022

Re: Case# 21-3460 - 1404 Boston Ave

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

Information

SUBJECT:

21-3460 CE	1404 Boston Ave	Fay D Steele	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 06, 2021	Type of Presentation:	Continued
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OWNER:

OWNER: Fay D Steele 1404 Boston Ave Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Please repair and paint rotten trim and any other areas where molding, chipping, peeling or deterioration has occurred.

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: 05/16/2022

Started On: 04/07/2022 02:42 PM

Special Magistrate Hearing

4. A.

Meeting Date: 05/18/2022

Re: Case # 22-0242 - 502 Quincy Avenue

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

Information

SUBJECT:

22-0242 CT	502 Quincy Avenue	Heart 2 Heart Reliable Transport LLC Jessica Washington	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 20, 2022	Type of Presentation:	Citation
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OWNER:

OWNER: Heart 2 Heart Reliable Transport LLC	OWNER: Jessica Washington
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1304CE	125-315(i)(2)(b) Commercial vehicles in a residential neighborhood	1 @ \$250.00	\$250.00	\$10.00	\$260.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/16/2022

Started On: 03/30/2022 10:51 AM

Special Magistrate Hearing

5. A.

Meeting Date: 05/18/2022

Re: Case# 21-1398 - 1136 S Ocean Drive

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

Information

SUBJECT:

21-1398 CE	1136 S Ocean Drive	Keith Danks Meridee Danks	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 2, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Keith Danks Meridee Danks 1136 S Ocean Dr Ft. Pierce, FL 34949	
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VIOLATIONS:

IPMC 304.3 Address identification
IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Place unit numbers or letters to identify the units.
2. Please paint the home as it is peeling and are wood is showing through.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/16/2022

Started On: 01/19/2022 01:33 PM

Special Magistrate Hearing**5. B.****Meeting Date:** 05/18/2022**Re:** Case # 20-2484 - 1147 S Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-2484 CE	1147 S Ocean Drive	Sean Murray Martha Murray	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 9, 2021	Type of Presentation:	Regular
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OWNER:

OWNER: Sean Murray Martha Murray 1147 S Ocean Dr Ft. Pierce, FL 34949	
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VIOLATIONS:

IPMC 304.2 Protective treatment

CORRECTIVE ACTIONS:

1. Paint the trim of the roof on the second floor, and the railings of the second floor as it is peeling.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 01/19/2022 11:53 AM

Final Approval Date: 04/18/2022

Special Magistrate Hearing

5. C.

Meeting Date: 05/18/2022

Re: Case# 21-2503 - 1800 Boston Ave

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

Information

SUBJECT:

21-2503 CE	1800 Boston Ave	PFJ Enterprises LLC	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: PFJ Enterprises LLC PO Box 990021 Naples, FL 34116	REGISTERED AGENT: Sarah Pershing 1207 Martinique Ave Fort Pierce, FL 34950
TENANT: 1800 Boston Ave Fort Pierce, FL 34950	

VIOLATIONS:

Section 123-37(12) – Landscape maintenance

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

CORRECTIVE ACTIONS:

1. Please trim all overgrown bushes, trees, shrubs and grass.
2. Please remove all trash, metal, wood, plastic, bottles, coolers, tires, 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

Started On: 04/07/2022 03:27 PM

Final Approval Date: 05/16/2022

Special Magistrate Hearing

5. D.

Meeting Date: 05/18/2022

Re: Case# 22-195 - 1505 Citrus Ave

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

Information

SUBJECT:

22-195 CE	1505 Citrus Ave	J Canto Velazquez	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 19, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: J Canto Velazquez 1505 Citrus Ave Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.13 Window, skylight, and door frames.
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) – Landscape maintenance
 Section 30-28(c) – Responsibility for containers

CORRECTIVE ACTIONS:

1. Please replace all broken windows throughout house. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
2. Please remove all wood, coolers, trash, storage containers, 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 move all trash/recycling containers to the side or rear of structure on non-collection days

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: 05/16/2022

Started On: 04/07/2022 04:35 PM

Special Magistrate Hearing

5. E.

Meeting Date: 05/18/2022

Re: Case# 21-3046 - 2617 S 28th St

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

Information

SUBJECT:

21-3046 CE	2617 S 28th St	Wendy R Lounds	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 8, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Wendy R Lounds 3150 N Highway A1A Apt 102 Hutchinson Island, FL 34949	
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VIOLATIONS:

IPMC 302.7 Accessory structures.
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Please remove or replace fence where deterioration has occurred.
2. Please remove all pallets, buckets, wood, tires 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: 05/16/2022

Started On: 04/13/2022 03:36 PM

Special Magistrate Hearing
Meeting Date: 05/18/2022

6. A.

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

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 04/18/2022

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):

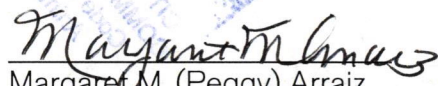
This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$150.00 a day continues to accrue.

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

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.*

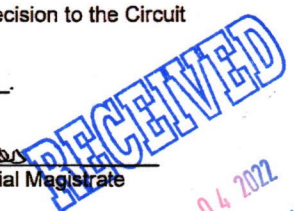
DONE AND ORDERED this 18th day of November, 20 21.

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

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



C0106942



**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**6. B.****Meeting Date:** 05/18/2022**Re:** Case# 22-852 - 1908 Avenue N**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

21-1572 CE 22-852 CE	1908 Avenue N	Josephine Isaac (EST) Ray L Isaac (EST) Ondrey Isaac	Peggy Arraiz
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CASE INFORMATION:

Case 21-1572 Initiated:	July 15, 2021	Type of Presentation:	Massey Hearing
Case 22-0852 Initiated:	March 3, 2022	Type of Presentation:	Massey Hearing

OWNER:

VIOLATOR: Josephine Isaac (EST) Ray L Isaac (EST) 1908 Avenue N Fort Pierce, FL 34950	REQUESTING PARTY (HEIR): Ondrey Isaac 1281 Brockett Rd Apt 4E Clarkston, GA 30021
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VIOLATIONS:

Sec. 103-341 - Vacant Buildings
 Section 24-19 - Nuisance on Property Prohibited
 Section 24-21 - Nuisance Definitions

CORRECTIVE ACTIONS:

July 15, 2021 - Notice of Violation sent to secure vacant structure. No action taken by owner/estate.

October 2021 - House caught fire - file forwarded to the Bid List

December 10, 2021 - A City vendor secured the windows and doors.

- Invoice for \$2,850.00 sent to the owner, and the subject of the Massey hearing request.

March 3, 2022 - Due to continued complaints received by the City Manager's office, a new Notice of Violation was sent to secure the carport. No action taken by owner/estate.

April 19, 2022 - A City vendor secured the carport.

- Invoice for \$2,500.00 sent to the owner and is supplemental to the original hearing request.

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/16/2022

Started On: 05/16/2022 10:46 AM

Property Identification

Site Address: 1908 Avenue N
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-609-0084-000-7
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 16949
Map ID: 24/04N
Zoning: SF Moderat

Ownership

Josephine Isaac (EST)
Ray L Isaac (EST)
1908 Avenue N
Fort Pierce, FL 34950

Legal Description

SOUTHERN PINES BLK 5 LOT 16 (OR 350-715)

Current Values

Just/Market Value: \$48,500
Assessed Value: \$30,686
Exemptions: \$0
Taxable Value: \$30,686



Total Areas

Finished/Under Air (SF): 672
Gross Sketched Area (SF): 1,032
Land Size (acres): 0.16
Land Size (SF): 7,000

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](#)

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Attention City Manager and Code Enforcement manager of St Lucie County.
Formal Complaint against FPUA and response to bill for boarding the property

Hello my name is Ondrey Isaac,

An Heir of the Estate of Joesephine Isaac and Ray Isaac. As you know we have received a few code enforcement violations prior to September. With those violations we took the initiative In updating the property beyond the violations and added a few more accents to bring out the property.

Not even a month later after full completion and compliance of the violations, the house was burned down due to an electrical wire malfunction caused by a surge in the power line. This in turn created more violations for the property however it was from no negligence of the estate but that of FPUA. I have reached out to them through email and no response.

I'm writing this letter also about the bill received for the boarding of the property. We never received notice to board up the property and were also waiting for the fire chief to finish his investigation and get back with my sister or I, as we could have definitely did so .

As this has been a great loss for our family, we are asking that the fees be forwarded to FPUA as they are fully responsible for this tragic event. Attached also to this email is the complaint sent to FPUA and before and after pictures of the property being brought up to code from September 11th and pictures of the fire on October 2nd .

Respectfully Ondrey Isaac

1-31-22



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

Case #: 22-00000852

Address: 1908
AVENUE N

Hearing Date: May 18, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Major

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

N/A

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing**8. A.****Meeting Date:** 05/18/2022**Re:** Case# 22-1345 - 5400 S US Hwy 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-1345	5400 S US Hwy 1	Enterprise Rent-A-Car	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	December 25, 2021	Type of Presentation:	Alarm Appeal
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OWNER:

VIOLATOR: Enterprise Rent-A-Car 5400 S US Hwy 1 Fort Pierce, FL 34982	APPELLANT: Darling Rosales 5105 Johnson Rd Coconut Creek, FL 33073
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VIOLATIONS:

ALARM DATE / TIME	ALARM DESCRIPTION	Alarm #	Total Billed
05/15/2021 @ 18:10 hrs	Warehouse #2 Motion	3	\$250.00
05/22/2021 @18:13 hrs	Warehouse #2 motion / Door	4	\$450.00
05/23/2021 @14:56 hrs	Warehouse #2 motion	5	\$550.00
07/23/2021 @ 06:27 hrs	Warehouse #2 motion	6	\$550.00
09/14/2021 @ 19:41 hrs	Garage bay rental bldg	9	\$550.00
12/25/2021 @13:25 hrs	Warehouse #1 motion	9	\$500.00
03/31/2022 @ 08:34 hrs	Showroom left, middle and right motion. Zones 9, 10 and 11	10	\$500.00
04/17/2022 @14:12 hrs	Main room door and sales room motion. back sales motion	10	\$500.00
		TOTAL DUE	\$3,850.00

CORRECTIVE ACTIONS:

March 11, 2022 - Email sent to ADT requesting the motion sensors be deleted.
March 13, 2022 - ADT confirmed that Warehouse Door 1, Warehouse Door 2, Warehouse Motion 1 and Warehouse Motion 2 were removed from the programming.

RECOMMENDATION:

To be determined

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/16/2022

Started On: 05/16/2022 10:16 AM