

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 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**

4. **PUBLIC HEARINGS - CITATIONS**

A.

22-2059PK	Jaycee Park	Hailey Claire Sides	Michael Rabenecker
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B.

22-2131PK	Jaycee Park	Lucas Clyde Barron Anderson Lee Barron	Michael Rabenecker
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C.

22-2189PK	Jaycee Park	Jason Andrew Riffey	Michael Rabenecker
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5. **PUBLIC HEARINGS - VIOLATION CASES**

0.

22-2577 CE	211 Avenue A	Krazy Fish	Heather Debevec
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A.

22-2241 CE	115 N 29th ST	Thomas C Barrett Sugey G Barrett	Isaac Saucedo
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

0.	21-0584 CE	1302 Avenue O	Adriene D Blakely	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

A.	22-1204	906 N 16th Street	Stephanie Eubanks Maurice Davis	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

4. A.

Meeting Date: 11/16/2022

Re: Case #22-2059-Jaycee Park

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

Information

SUBJECT:

22-2059PK	Jaycee Park	Hailey Claire Sides	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 18, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR:Hailey Claire Sides	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18021PK	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: 11/14/2022

Started On: 09/24/2022 01:58 PM

Special Magistrate Hearing**4. B.****Meeting Date:** 11/16/2022**Re:** Case #22-2131-Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2131PK	Jaycee Park	Lucas Clyde Barron Anderson Lee Barron	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 26, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR:Lucas Clyde barron	Anderson Lee Barron
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18043PK	34-35(O) Parking Prohibited at All Times	\$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: 11/14/2022

Started On: 09/24/2022 02:24 PM

Special Magistrate Hearing

4. C.

Meeting Date: 11/16/2022

Re: Case #22-2189-Jaycee Park

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

Information

SUBJECT:

22-2189PK	Jaycee Park	Jason Andrew Riffey	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 3, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jason Andrew Riffey	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18056PK	34-35(O) Prohibited Parking at All Times	\$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: 11/14/2022

Started On: 09/24/2022 02:37 PM

Special Magistrate Hearing

5. 0.

Meeting Date: 11/16/2022

Re: Case # 22-2577 - 211 Avenue A

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

Information

SUBJECT:

22-2577 CE	211 Avenue A	Krazy Fish	Heather Debevec
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CASE INFORMATION:

Case Initiated	September 2, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO Box 1506 Ft. Pierce, FL 34954	VIOLATOR: Krazy Fish 211 Avenue A Ft. Pierce, FL 34950
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VIOLATIONS:

Section 24-20 Removal of Nuisance

Section 24-29 Maintenance of Nuisance on property prohibited / Section 24-21 Nuisance as a condition

- (1) Injures or endangers the comfort, repose, health or safety of any person
- (2) Offends decency
- (3) Is offensive to the senses
- (12) Any foul, offensive or unlawful emissions, odors or stenches and causes thereof.

CORRECTIVE ACTIONS:

- 1. Properly clean the grease overflow to avoid seeping into ground waters or city drainage.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/14/2022

Started On: 09/17/2022 03:14 PM

Special Magistrate Hearing

5. A.

Meeting Date: 11/16/2022

Re: Case # 22-2241 - 115 N 29th St

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

Information

SUBJECT:

22-2241 CE	115 N 29th ST	Thomas C Barrett Sugey G Barrett	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	July 14, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas C Barrett Sugey G Barrett 2049 SW Cranberry St Port Saint Lucie, FL 34953	
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VIOLATIONS:

Sec. 16-28. - Dead or diseased tree removal on private property.

CORRECTIVE ACTIONS:

1. Please remove all oak trees infested with termites throughout property. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.

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 \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/14/2022

Started On: 10/05/2022 03:46 PM

Special Magistrate Hearing
Meeting Date: 11/16/2022

6. 0.

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.

March 02, 2022 - Fines were stopped. (Balance \$9,030.00)

September 09, 2022 - Affidavit of Compliance sent to owner.

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria
Admin Costs

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 11/14/2022

Started On: 11/14/2022 06:09 PM

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
O

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

Administrative Cost Estimator

10/18/2022

Property Address: 1302 Avenue O

Date case originated: 3/19/2021

Date case complied: 9/7/2022

Total time: 17 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

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>21</u>	\$10.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>17</u>	\$850.00
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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>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,550.73

Special Magistrate Hearing
Meeting Date: 11/16/2022

8. A.

Information

SUBJECT:

22-1204	906 N 16th Street	Stephanie Eubanks Maurice Davis	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	April 8, 2022	Type of Presentation:	Req. for Re-hearing
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OWNER:

OWNER: Stephanie Eubanks Maurice Davis 906 N 17th Street Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

FINDINGS/ORDER:

September 21, 2022 - Special Magistrate Pelletier found the owners in violation, granted 30 days to comply or be fined \$100.00 per day.

ACTION DATES:

April 8, 2022 - Case initiated.
May 27, 2022 - Continuation granted to June 27, 2022.
September 2, 2022 - Hearing notice sent to the owner - certified mail.
September 9, 2022 - Notice sent regular mail and property posted.
September 9, 2022 - Green card returned - signed.
September 21, 2022 - Hearing held - owners failed to appear and order was issued.
October 25, 2022 - An extension was granted to November 25, 2022.
October 26, 2022 - A request for a re-hearing was submitted.

RECOMMENDATION:

Deny the request.

Form Review

Form Started By: Peggy Arraiz

Started On: 11/14/2022 06:07 PM

Final Approval Date: 11/14/2022