

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 1, 2023 - 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. 

22-2155PK	South Causeway	Shanay Palmera Spires	Larry Stephens
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2. 

22-3315 CE	2009 S US Highway 1	Morris / Satnick FP Assoc LLC	Heather Debevec
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3. 

22-3313 CE	2111 S US Highway 1	Morris / Satnick FP Assoc LLC	Heather Debevec
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4. 

22-3252 CE	1801 Porpoise Avenue	Daniel B Longman (TR)	Heather Debevec
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5. 

22-3250 CE	415 S Ocean Drive	Daniel B Longman (TR)	Heather Debevec
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6. 

22-3237CE	335 Hernando Street	Vintage Florida Bungalow 1 LLC	Heather Debevec
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7. 

22-2146PK	South Causeway	Lonnie Allen Stevens	Larry Stephens
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8. 

22-2500PK	South Causeway Park	Skyler Sebastain Chapman	Larry Stephens
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9. 

22-3401	100 Blk North Depot Drive	Ashley Nicole Coburn	Charmaine Klrkland
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10.	22-3402	100 Blk S 2nd St	Tod Brian Mowery	Charmaine Kirkland
11.	22-3404	100 Blk South 2nd St	Zaida Ponce Quesada	Charmaine Kirkland
12.	22-3411	102 N Indian River Drive	Saw Myint Thein	Charmaine Kirkland
13.	22-3213 CE	1018 Chipola Rd	YK Properties Llc	Isaac Saucedo
14.	22-3203CE	222 S Ocean Drive	Lani Properties LLC	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	22-2179 PK	Jaycee Park	Michael Jermaine Gaiter Jr	Larry Stephens
B.	22-2141PK	South Causeway Park	Heather Dawn Ganas	Larry Stephens
C.	22-2156PK	South Causeway Park	Regina Yvette Spann	Larry Stephens
D.	22-2161 PK	South Causeway Park	Renee Sordo	Larry Stephens
E.	23-0008	Ave B and N 29th St	Glebert Duverge	Larry Stephens
F.	22-2160PK	South Causeway Park	Olivia Ann Newsome-Hall	Larry Stephens
G.	22-2164 PK	South Causeway Park	Flavia Edward	Larry Stephens
H.	22-2140 PK	South Causeway Park	Shastrie Siew	Larry Stephens
I.	22-2144 PK	South Causeway Park	Maribel Roman Rodriguez, Alyssa Lyanne Franky Roman	Larry Stephens
J.	22-3400	100 Blk North Depot Drive	Veronica Lacarla White	Charmaine Kirkland
K.	22-1458 PK	480 N Indain River Dr	Kathy Dunn	Isaac Saucedo

5. PUBLIC HEARINGS - VIOLATION CASES

A.	22-3247 CE	812 Beach Ct	812 Beach Ct Llc	Isaac Saucedo
B.	22-3232 CE	1010 Chipola Ave	Ramesh Kundu Ron Zriny	Isaac Saucedo
C.	22-3214 CE	1014 Chipola Ave	Precision Rentals And Investments Llc	Isaac Saucedo
D.	22-3219 CE	1025 Chipola Rd	JULIET WILLIAMS DIXON DERRICK ANTHONHY DIXON	Isaac Saucedo
E.	22-3317 CE	1529 Thumb Point Drive	George Munne	Heather Debevec
F.	22-3265 CE	1912 Avenue E	Christina Fortunato	Heather Debevec
G.	22-3321 CE	301 N 30th Street	Douglas Knight	Heather Debevec

6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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:** 03/01/2023

**Re:** Case # 22-2155 South Causeway Park

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

**Information**

**SUBJECT:**

22-2155PK	South Causeway	Shanay Palmera Spires	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 4th 2022	Type of Presentation:	PAID
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**OWNER:**

Violator: Shanay Palmera Spires	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17924PK	34-35(O) 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: Larry Stephens  
Final Approval Date: 02/22/2023

Started On: 12/28/2022 09:14 AM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3315 - 2009 S US Highway 1

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

**Information**

**SUBJECT:**

22-3315 CE	2009 S US Highway 1	Morris / Satnick FP Assoc LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 9, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: MORRIS/SATNICK FP ASSOC LLC 350 VETERANS BLVD RUTHERFORD, NJ 07070	REGISTERED AGENT: JOSEPH MORRIS 1901 S US HWY 1 FT PIERCE, FL 34950
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**VIOLATIONS:**

*IPMC 302.3 Sidewalks and driveways.*

**CORRECTIVE ACTIONS:**

1. Repair the potholes in the parking area between the arcade and Burger King.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 01/12/2023 04:29 PM

Final Approval Date: 02/22/2023

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 03/01/2023

**Re:** Case 22-3313- 2111 S US Hwy 1

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

**Information**

**SUBJECT:**

22-3313 CE	2111 S US Highway 1	Morris / Satnick FP Assoc LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 9, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> MORRIS/SATNICK FP ASSOC LLC 350 VETERANS BLVD RUTHERFORD, NJ 07070	<b>REGISTERED AGENT:</b> JOSEPH MORRIS 1901 S US HWY 1 FT PEIRCE, FL 34950
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**VIOLATIONS:**

*IPMC 302.3 Sidewalks and driveways.*

**CORRECTIVE ACTIONS:**

1. Repair the pot holes on the south side of the property

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 01/12/2023 04:45 PM

Final Approval Date: 02/22/2023

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3252 - 1801 Porpoise Avenue

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

**Information**

**SUBJECT:**

22-3252 CE	1801 Porpoise Avenue	Daniel B Longman (TR)	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 30, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: DANIEL B LONGMAN (TR) 10358 BOCA WOODS LN BOCA RATON, FL 33428	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

Remove the fence, containers, and all items from the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 02/22/2023

Started On: 01/11/2023 04:16 PM

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-3250 - 415 S Ocean Drive

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

**Information**

**SUBJECT:**

22-3250 CE	415 S Ocean Drive	Daniel B Longman (TR)	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 30, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: DANIEL B LONGMAN (TR) 10358 BOCA WOODS LN BOCA RATON, FL 33428	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Remove the fence, fill dirt, and all items from the lot.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 02/22/2023

Started On: 01/11/2023 04:29 PM

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3237 - 335 Hernando Street

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

**Information**

**SUBJECT:**

22-3237CE	335 Hernando Street	Vintage Florida Bungalow 1 LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 23, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> Vintage Florida Bungalow 1 LLC 5203 S Indian River Dr Ft. Pierce, FL 34982	<b>REGISTERED AGENT:</b> Gaven Hammett 5203 S Indian River Dr Ft. Pierce, FL 34982
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**VIOLATIONS:**

Section 30-28(c) - Responsibility for containers

**CORRECTIVE ACTIONS:**

1. Store trash, yard, and recycle bins to the side or rear of the building.

**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 \$10.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 02/22/2023

Started On: 01/06/2023 04:39 PM

**Special Magistrate Hearing****3. B. 7.****Meeting Date:** 03/01/2023**Re:** Case# 22-2146 - South Causeway**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2146PK	South Causeway	Lonnie Allen Stevens	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 3rd 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Lonnie Allen Stevens	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17911PK	34-35(O) 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: Larry Stephens  
Final Approval Date: 02/22/2023

Started On: 12/29/2022 12:02 PM

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-2500 - South Causeway

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

**Information**

**SUBJECT:**

22-2500PK	South Causeway Park	Skyler Sebastain Chapman	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	August 8th 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Skyler Sebastian Chapman	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18152PK	34-35(O) 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: Larry Stephens  
Final Approval Date: 02/22/2023

Started On: 12/29/2022 08:37 AM

**Special Magistrate Hearing**

**3. B. 9.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-3402 - 100 Blk South 2nd St

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

**Information**

**SUBJECT:**

22-3401	100 Blk North Depot Drive	Ashley Nicole Coburn	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	December 08, 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Ashley Nicole Coburn	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18751PK	34-35(P) 2 Hour 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: Charmaine Kirkland

Started On: 01/19/2023 03:30 PM

Final Approval Date: 02/22/2023

**Special Magistrate Hearing**

**3. B. 10.**

**Meeting Date:** 03/01/2023

**Re:** Case #22-3402 100 Blk South 2nd St

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

**Information**

**SUBJECT:**

22-3402	100 Blk S 2nd St	Tod Brian Mowery	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	December 08, 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Tod Brian Mowery	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18752PK	34-35(P) 2 Hour 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: Charmaine Kirkland

Started On: 01/19/2023 04:01 PM

Final Approval Date: 02/22/2023

**Special Magistrate Hearing**

**3. B. 11.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-3404 - 100 Blk of 2nd St

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

**Information**

**SUBJECT:**

22-3404	100 Blk South 2nd St	Zaida Ponce Quesada	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	December 08, 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Zaida Ponce Quesada	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18753PK	34-35(P) 2 Hour 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: Charmaine Kirkland  
Final Approval Date: 02/22/2023

Started On: 01/19/2023 04:10 PM

**Special Magistrate Hearing**

**3. B. 12.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-3411 - 102 N Indian River Dr

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

**Information**

**SUBJECT:**

22-3411	102 N Indian River Drive	Saw Myint Thein	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	December 08, 2022	Type of Presentation:	VOIDED
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**OWNER:**

VIOLATOR: Saw Myint Thein	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18759PK	34-35(P) 2 Hour Parking	\$100.00	\$10.00	\$18.00	\$128.00

**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: Charmaine Kirkland

Started On: 01/19/2023 04:22 PM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing**

**3. B. 13.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-3213 - 1018 Chipola Ave

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

**Information**

**SUBJECT:**

22-3213 CE	1018 Chipola Rd	YK Properties Llc	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 16, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: Yk Properties Llc P.O. Box 6211 Miami Beach, FL 33141	REGISTERED AGENT: Hi Life Property Management Llc 7520 Buccaneer Ave North Bay Village, FL 33141
REGISTERED AGENT: Mordechay Obadia 7520 Buccaneer Ave North Bay Village, FL 33141	

**VIOLATIONS:**

Section 30-28(c) – Responsibility for containers  
 Section 123-37(12) – Landscape maintenance  
 IPCM 304.2 Protective treatment

**CORRECTIVE ACTIONS:**

1. Please move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Please trim all overgrown bushes, trees, shrubs and grass.
3. Please pressure wash and paint home where molding, chipping 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 Started By: Isaac Saucedo  
Final Approval Date: 02/22/2023

Started On: 01/24/2023 06:20 AM

**Special Magistrate Hearing**

**3. B. 14.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3203 - 222 S Ocean Dr

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

**Information**

**SUBJECT:**

22-3203CE	222 S Ocean Drive	Lani Properties LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 18, 2022	Type of Presentation:	COMPLIED
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**OWNER:**

OWNER: LANI PROPERTIES LLC 1793 N HIGHWAY 201 N MOUNTAIN HOME, AR 72653	
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**VIOLATIONS:**

Section 123-37(12) –Landscape maintenance  
IPMC 302.7 Accessory structures.

**CORRECTIVE ACTIONS:**

1. Mow, clean off fence lines, remove trash / debris, remove dead foliage from trees and bushes.
2. Repair or replace fencing, poles, and gates where they are disconnecting, falling, and detached.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 02/22/2023

Started On: 12/22/2022 03:24 PM

**Special Magistrate Hearing****4. A.****Meeting Date:** 03/01/2023**Re:** Case# 22-2179 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2179 PK	Jaycee Park	Michael Jermaine Gaiter Jr	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 2, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Michael Jermaine Gaiter Jr	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17901PK	34-35(L) Restricted 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: Larry Stephens

Started On: 12/27/2022 10:15 AM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing****4. B.****Meeting Date:** 03/01/2023**Re:** Case# 22-2141 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2141PK	South Causeway Park	Heather Dawn Ganas	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Heather Dawn Ganas	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17907PK	34-35(L) Restricted	\$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: Larry Stephens  
 Final Approval Date: 02/21/2023

Started On: 12/27/2022 02:42 PM

**Special Magistrate Hearing**

**4. C.**

**Meeting Date:** 03/01/2023

**Re:** Case# 22-2156 - South Causeway Park

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

**Information**

**SUBJECT:**

22-2156PK	South Causeway Park	Regina Yvette Spann	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 4, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Regina Yvette Spann	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17925PK	34-35(O) 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: Larry Stephens  
Final Approval Date: 02/21/2023

Started On: 12/28/2022 11:49 AM

**Special Magistrate Hearing****4. D.****Meeting Date:** 03/01/2023**Re:** Case# 22-2161 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2161 PK	South Causeway Park	Renee Sordo	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 4, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Renee Sordo	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17929PK	34-35(o) 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: Larry Stephens  
 Final Approval Date: 02/21/2023

Started On: 12/28/2022 03:22 PM

**Special Magistrate Hearing****4. E.****Meeting Date:** 03/01/2023**Re:** Case# 23-0008 - Ave B and N 29th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0008	Ave B and N 29th St	Glebert Duverge	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	October 25, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Glebert Duverge	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18156PK	34-35(S) 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: Larry Stephens

Started On: 01/04/2023 12:56 PM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing**

**4. F.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-2160 - South Causeway Park

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

**Information**

**SUBJECT:**

22-2160PK	South Causeway Park	Olivia Ann Newsome-Hall	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 4, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Olivia Ann Newsome-Hall	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17928PK	34-35(o) 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: Larry Stephens  
Final Approval Date: 02/21/2023

Started On: 12/29/2022 08:43 AM

**Special Magistrate Hearing****4. G.****Meeting Date:** 03/01/2023**Re:** Case# 22-2164 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2164 PK	South Causeway Park	Flavia Edward	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 4, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Flavia Edward	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17932PK	34-35(o) 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: Larry Stephens

Started On: 12/29/2022 08:53 AM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing****4. H.****Meeting Date:** 03/01/2023**Re:** Case# 22-2140 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2140 PK	South Causeway Park	Shastrie Siew	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Shastrie Siew	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17906PK	34-35(o) 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: Larry Stephens

Started On: 12/29/2022 10:09 AM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing****4. I.****Meeting Date:** 03/01/2023**Re:** Case# 22-2144 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-2144 PK	South Causeway Park	Maribel Roman Rodriguez, Alyssa Lyanne Franky Roman	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Maribel Roman Rodriguez	VIOLATOR: Alyssa Lyanne Franky Roman
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17910PK	34-35(o) 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: Larry Stephens

Started On: 12/29/2022 12:09 PM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing**

**4. J.**

**Meeting Date:** 03/01/2023

**Re:** Case #22-3400 - 100 Blk North Depot Drive

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

**Information**

**SUBJECT:**

22-3400	100 Blk North Depot Drive	Veronica Lacarla White	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	December 08, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Veronica Lacarla White	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18750PK	34-35(P) 2 Hour 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: Charmaine Kirkland

Started On: 01/19/2023 03:14 PM

Final Approval Date: 02/21/2023

**Special Magistrate Hearing**

**4. K.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-1458 - 480 N Indian River Dr.

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

**Information**

**SUBJECT:**

22-1458 PK	480 N Indain River Dr	Kathy Dunn	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	April 24, 2022	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Kathy Dunn	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
6949 PK	34-35 (T) 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: Isaac Saucedo  
Final Approval Date: 02/21/2023

Started On: 01/25/2023 09:58 AM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3247 - 812 Beach Ct

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

**Information**

**SUBJECT:**

22-3247 CE	812 Beach Ct	812 Beach Ct Llc	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 21, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: 812 Beach Ct Llc 812 Beach Ct Fort Pierce, FL 34950	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Please remove all tools, trash, boxes, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Please pressure wash and paint where molding, chipping 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: 02/22/2023

Started On: 01/23/2023 02:50 PM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3232 - 1010 Chipola Rd

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

**Information**

**SUBJECT:**

22-3232 CE	1010 Chipola Ave	Ramesh Kundu Ron Zriny	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 16, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: Ramesh Kundu Ron Zriny 8036 Plantation Lakes Dr Port Saint Lucie, FL 34986	
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**VIOLATIONS:**

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

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

**CORRECTIVE ACTIONS:**

1. Please remove all wood, buckets, tools, trash, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Please pressure wash where staining throughout house has occurred.
3. Please refrain from parking vehicles on grass 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: 02/22/2023

Started On: 01/23/2023 03:46 PM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3214 - 1014 Chipola Ave

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

**Information**

**SUBJECT:**

22-3214 CE	1014 Chipola Ave	Precision Rentals And Investments Llc	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 16, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Precision Rentals and Investment Llc 1110 Colonial Rd Fort Pierce, FL 34950	<b>REGISTERED AGENT:</b> Roy T Mildner 423 Delaware Ave Fort Pierce, FL 34950
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**VIOLATIONS:**

- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.
- IPMC 304.7 Roofs and drainage.
- Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Please repair deteriorated trim throughout home. A permit may be required. If you have any questions please contact the building department at (772) 467-3143.
2. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
3. Please repair deteriorated roof. A permit may be required. If you have any questions please contact the building department at (772) 467-3143.
4. Please trim all overgrown bushes, trees, shrubs, and grass.

**RECOMMENDATION:**

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

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## Form Review

Form Started By: Isaac Saucedo  
Final Approval Date: 02/22/2023

Started On: 01/23/2023 04:42 PM

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3219 - 1025 Chipola Rd

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

**Information**

**SUBJECT:**

22-3219 CE	1025 Chipola Rd	JULIET WILLIAMS DIXON DERRICK ANTHONHY DIXON	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	November 16, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: JULIET WILLIAMS DIXON DERRICK ANTHONHY DIXON 8196 NW 5TH ST CORAL SPRINGS, FL 33071	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Please pressure was and paint wall where molding, chipping 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: 02/22/2023

Started On: 01/24/2023 10:35 AM

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3317 - 1529 Thumb Point Drive

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

**Information**

**SUBJECT:**

22-3317 CE	1529 Thumb Point Drive	George Munne	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 9, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: GEORGE MUNNE 1718 RIO VISTA DR FT PIERCE, FL 34949	
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**VIOLATIONS:**

Section 30-28(c) – Responsibility for containers  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 Section 123-37(12) –Landscape maintenance  
 IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Remove, bring in, or place in a shed buckets, bricks, doors, and other loose items from the yard.
3. Properly remove construction debris to the landfill directly.
4. Mow the yard and clean weeds from flower beds.
5. Paint the home.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
 Final Approval Date: 02/22/2023

Started On: 01/18/2023 01:15 PM



**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3265 - 1912 Avenue E

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

**Information**

**SUBJECT:**

22-3265 CE	1912 Avenue E	Christina Fortunato	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	November 23, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: CHRISTINA FORTUNATO 1731 SEAWAY DR. FT PIERCE, FL 34949	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 IPMC 304.1 Exterior structure – General.  
 IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Remove, bring in, or place in a shed buckets, cans, bags, and other loose items from around the yard and porch areas.
2. Repair or replace the rotting wood on the trim around the building.
3. Paint the peeling, mismatched, and spray painted areas to match the building.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
 Final Approval Date: 02/22/2023

Started On: 01/10/2023 02:43 PM

**Special Magistrate Hearing**

**5. G.**

**Meeting Date:** 03/01/2023

**Re:** Case # 22-3321 - 301 N 30th Street

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

**Information**

**SUBJECT:**

22-3321 CE	301 N 30th Street	Douglas Knight	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 9, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: DOUGLAS KNIGHT 2651 N ROCK ISLAND RD APT 304 MARGATE, FL 33063	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Paint the trim where it is peeling, bare, and discolored around the home.
2. Paint the bare wood of the shed.
3. Pressure wash the west side of the home where it is discolored, if this does not work then paint.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 01/12/2023 07:38 AM

Final Approval Date: 02/22/2023