

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 15, 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.	22-3329PK	100 Blk North Indian River Drive	David Wade Hunt	Michael Rabenecker
2.	22-3327PK	100 Blk Marina Way	Premier Leadership Solutions, LLC Joshua Joel Gerjevic	Michael Rabenecker
3.	22-3342PK	100 Blk North Indian River Drive	Robert Joseph Schneider	Michael Rabenecker
4.	22-3436PK	100 Blk North Depot Drive	Emmanuel Saint Pierre Verline Louis	Michael Rabenecker
5.	22-3419PK	100 Blk North Indian River Drive	Jabari Daniel Schweitzer	Michael Rabenecker
6.	22-3423PK	700 Blk Boston Avenue	Fernando Jose Benitez Bautista	Michael Rabenecker
7.	22-3427PK	1000 Blk Antilles Ave	Leonel Vargas-Hernandez	Michael Rabenecker

8.	23-64PK	100 Blk North Indian River Drive	Jason Mendez-Marrero	Michael Rabenecker
9.	22-2140 PK	South Causeway Park	Shastrie Siew, Brooke Elizabeth Siew	Larry Stephens
10.	22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
11.	22-3412 CE	6651 Okeechobee Road	AANJALI LLC	Heather Debevec
12.	22-3454 ST	1912 Mimosa Avenue	Darley Lima Ana Tomaz	Heather Debevec
13.	22-2160PK	South Causeway Park	Olivia Ann Newsome-Hall	Larry Stephens

4. PUBLIC HEARINGS - CITATIONS

A.	23-32 PK	100 Blk Melody Lane	Norman David Stanley	Michael Rabenecker
B.	23-0256 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
C.	23-0260 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
D.	23-0258 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
E.	23-0257 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
F.	23-0259 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
G.	23-0383 PK	100 Blk of Marina Way	Stacey Marie Garcia, Lino Garcia	Charmaine Kirkland
H.	23-0222 PK	100 N Indian River Dr	Warwick H Dowler, Jennifer Mary Dowler	Charmaine Kirkland
I.	22-3400	100 Blk North Depot Drive	Veronica Lacarla White	Charmaine Kirkland
J.	22-2179 PK	Jaycee Park	Michael Jermaine Gaiter Jr	Larry Stephens

K.	22-2156PK	South Causeway Park	Regina Yvette Spann	Larry Stephens
M.	23-0008	Ave B and N 29th St	Glebert Duverge	Larry Stephens
N.	22-3328PK	100 Blk Marina Way	James Donald Baumann, Jr. Natalia Baumann	Michael Rabenecker
O.	22-3384PK	100 Blk Melody Lane	Ana Luz Sanchez	Michael Rabenecker
P.	22-3331PK	600 North Indian River Drive	Holly Noel Tallant	Michael Rabenecker
Q.	22-3437PK	100 Blk North Depot Drive	Mase Destin Cook	Michael Rabenecker
R.	22-3415PK	100 Blk North Indian River Drive	Kendra Lea McMillan	Michael Rabenecker
S.	22-3425PK	1100 Blk Rosedale Avenue	Amanda Yajaira Duran	Michael Rabenecker
T.	22-3426PK	1100 Blk Jasmin Avenue	Anthony Jermayne Johnson, Jr.	Michael Rabenecker
U.	22-3428PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
V.	22-3429PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
W.	23-66PK	100 Blk Melody Lane	Taryn Elise Powell	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	22-3378 CE	2002 Orange Avenue	Knight Universal INC	Heather Debevec
B.	22-3353 CE	311 N 18th Court	Jose Torres	Heather Debevec
C.	22-3393 CE	2716 S US Highway 1	L & J Sunwealth DQ Property LLC	Heather Debevec
D.	22-3348 CE	2501 Sunrise Boulevard	Erin Patrick	Heather Debevec

E.	22-3455ST	1916 Mimosa Avenue	MVS MANAGEMENT AND INVESTMENTS LLC	Heather Debevec
F.	22-3191 CE	117 Hialeah Avenue	Salvador Ruiz	Heather Debevec
G.	22-3219 CE	1025 Chipola Rd	Juliet Williams Dixon, Derrick Anthony Dixon	Isaac Saucedo
H.	23-84 CE	2604 Robin St	Lorens Dessources Marie M H Dessources	Isaac Saucedo
I.	22-3214 CE	1014 Chipola Ave	Precision Rentals And Investments Llc	Isaac Saucedo

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

A.	22-2047	313 N 17th St	Ricky D Brown, Linda B Brown	Isaac Saucedo
B.	22-1168 CE	214 Hialeah Ave	Lester Spainhoward (Est), Vivian L Spainhoward	Heather Debevec
C.	22-843 CE	1410 N 25th St	FT PIERCE COMMERCIAL PROPERTIES LLC	Heather Debevec

7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	LC/Multi	513 N 14th St	Dominique Etienne	Peggy Arraiz
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8. **OTHER CASES**

A.	23-276	2902 Avenue D	Boys & Girls Club of St Lucie County	Peggy Arraiz
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	22-3391 CE	2002 Orange Avenue	Eddy's Garage	Heather Debevec
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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:** 03/15/2023**Re:** Case# 22-3329 - 100 Blk North Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3329PK	100 Blk North Indian River Drive	David Wade Hunt	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 3, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: David Wade Hunt	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18620PK	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

Started On: 01/15/2023 08:37 AM

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 03/15/2023**Re:** Case# 22-3327 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3327PK	100 Blk Marina Way	Premier Leadership Solutions, LLC Joshua Joel Gerjevic	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 3, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Premier Leadership Solutions, LLC	VIOLATOR: Joshua Joel Gerjevic
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18617PK	34-35(O) Posted No Parking Anytime	\$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: 01/15/2023 08:20 AM

Special Magistrate Hearing**3. B. 3.****Meeting Date:** 03/15/2023**Re:** Case# 22-3342 - 100 Blk N Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3342PK	100 Blk North Indian River Drive	Robert Joseph Schneider	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 2, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Robert Joseph Schneider	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18611PK	34-35(T) Parking in a Safety Zone	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker

Started On: 01/11/2023 11:41 AM

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 03/15/2023**Re:** Case# 22-3436 - 100 Blk N Depot Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3436PK	100 Blk North Depot Drive	Emmanuel Saint Pierre Verline Louis	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 9, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Emmanuel Saint Pierre	VIOLATOR: Verline Louis
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18632PK	34-35(P) Parking Beyond the Posted 2 Hour 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

Started On: 01/15/2023 08:54 AM

Special Magistrate Hearing**3. B. 5.****Meeting Date:** 03/15/2023**Re:** Case# 22-3419 - 100 Blk N Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3419PK	100 Blk North Indian River Drive	Jabari Daniel Schweitzer	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 10 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jabari Daniel Schweitzer	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18641PK	34-35(O) No Parking Anytime	\$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: 01/15/2023 09:19 AM

Special Magistrate Hearing**3. B. 6.****Meeting Date:** 03/15/2023**Re:** Case# 22-3423 - 700 Blk Boston Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3423PK	700 Blk Boston Avenue	Fernando Jose Benitez Bautista	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Fernando Jose Benitez Bautista	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18651PK	34-35(T) Pared Facing the Wrong Direction	\$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: 01/15/2023 09:25 AM

Special Magistrate Hearing**3. B. 7.****Meeting Date:** 03/15/2023**Re:** Case# 22-3427 - 1000 Blk Antilles Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3427PK	1000 Blk Antilles Ave	Leonel Vargas-Hernandez	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Leonel Vargas-Hernandez	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18656PK	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

Started On: 01/15/2023 09:45 AM

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 03/15/2023**Re:** Case# 23-64 - 100 Blk North Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-64PK	100 Blk North Indian River Drive	Jason Mendez-Marrero	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 6, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jason Mendez-Marrero	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18664PK	34-35(T) Parking in a Safety Zone	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker

Started On: 02/09/2023 09:13 AM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 03/15/2023**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, Brooke Elizabeth Siew	Larry Stephens
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CASE INFORMATION:

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

VIOLATOR: Shastrie Siew	VIOLATOR: Brooke Elizabeth 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
Final Approval Date: 03/02/2023

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

Special Magistrate Hearing

3. B. 10.

Meeting Date: 03/15/2023

Re: Case # 22-3354 - 314 N 18th Court

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

Information

SUBJECT:

22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	CONTINUED
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OWNER:

OWNER: TRUMAN PERDUE SYLVIA A JONES 314 N 18TH CT FT PIERCE, FL 34950	
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VIOLATIONS:

- IPMC 304.7 Roofs and drainage.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Repair the roof where the tarps are. You will need to speak to the Building Department for permit requirements and information.
2. Repair the trim where it is deteriorating and rotting.
3. Paint the trim and gables where the paint is peeling and fading.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 01/24/2023 10:02 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 03/15/2023

Re: Case # 22-3412 - 6651 Okeechobee Road

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

Information

SUBJECT:

22-3412 CE	6651 Okeechobee Road	AANJALI LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	CONTINUED
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OWNER:

OWNER: AANJALI LLC 1500 SE 5TH AVE DANIA BEACH, FL 33004	OTHER: AANJALI, LLC 6651 DARTER CT FT PIERCE, FL 34945
REGISTERED AGENT: DILIP PATEL 1500 SE 5TH AVE DANIA BEACH, FL 33004	

VIOLATIONS:

IPMC 302.7 Accessory Structures.
IPMC 302.3 Sidewalks and driveways.

CORRECTIVE ACTIONS:

1. Obtain a permit and repair the pot holes and chipped parking lot throughout the property.
2. Repair the gate for the dumpster.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 01/24/2023 11:52 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 03/15/2023

Re: Case # 22-3454 - 1912 Mimosa Avenue

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

Information

SUBJECT:

22-3454 ST	1912 Mimosa Avenue	Darley Lima Ana Tomaz	Heather Debevec
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CASE INFORMATION:

Case Initiated:	Janaury 3, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: DARLEY A LIMA ANA PAULA TOMAZ 1912 MIMOSA AVE FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506.(b) - Standards and requirements. Registration

CORRECTIVE ACTIONS:

1. Remove all ads, cease rentals, and register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental OR \$5000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 01/24/2023 12:08 PM

Special Magistrate Hearing**3. B. 13.****Meeting Date:** 03/15/2023**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:	PAID
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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: 03/02/2023

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

Special Magistrate Hearing**4. A.****Meeting Date:** 03/15/2023**Re:** Case# 23-32 - 100 Blk Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-32 PK	100 Blk Melody Lane	Norman David Stanley	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 6, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Norman David Stanley	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18668PK	34-35(P) Parked Beyond Posted Time Limit	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/03/2023

Started On: 01/24/2023 11:15 AM

Special Magistrate Hearing**4. B.****Meeting Date:** 03/15/2023**Re:** Case# 23-0256 - 800 Blk Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0256 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 25, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jeffrey Scott Montpetit	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18981PK	34-31(E) Parking Prohibited - White Lines	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/03/2023 11:48 AM

Special Magistrate Hearing**4. C.****Meeting Date:** 03/15/2023**Re:** Case# 23-0260 - 800 Blk Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0260 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 25, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jeffrey Scott Montpetit	2nd Offense
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18913PK	34-31(E) Parking Prohibited - White Lines - 2nd offense	\$100.00	\$10.00		\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 03/08/2023

Started On: 03/03/2023 11:48 AM

Special Magistrate Hearing**4. D.****Meeting Date:** 03/15/2023**Re:** Case# 23-0258 - 800 Blk Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0258 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 29, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jeffrey Scott Montpetit	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18982PK	34-31(E) Parking Prohibited - White Lines	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/06/2023 10:50 AM

Special Magistrate Hearing**4. E.****Meeting Date:** 03/15/2023**Re:** Case# 23-0257 - 800 Blk Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0257 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 29, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jeffrey Scott Montpetit	2nd Offense
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18929PK	34-31(E) Parking Prohibited - White Lines - 2nd offense	\$100.00	\$10.00		\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/03/2023 11:48 AM

Special Magistrate Hearing**4. F.****Meeting Date:** 03/15/2023**Re:** Case# 23-0259 - 800 Blk Delaware Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0259 PK	800 Blk Delaware Ave	Jeffrey Scott Montpetit	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 25, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jeffrey Scott Montpetit	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18985PK	34-31(E) Parking Prohibited - White Lines	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/06/2023 10:50 AM

Special Magistrate Hearing**4. G.****Meeting Date:** 03/15/2023**Re:** Case# 23-0383 - 100 Blk of Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0383 PK	100 Blk of Marina Way	Stacey Marie Garcia, Lino Garcia	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 10, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Stacey Marie Garcia	VIOLATOR: Lino Garcia
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18798PK	34-31(N) Wrong 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: Katherine Calderon
 Final Approval Date: 03/08/2023

Started On: 03/06/2023 10:50 AM

Special Magistrate Hearing**4. H.****Meeting Date:** 03/15/2023**Re:** Case# 23-0222 - 100 N Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0222 PK	100 N Indian River Dr	Warwick H Dowler, Jennifer Mary Dowler	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	January 28, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Warwick H Dowler	VIOLATOR: Jennifer Mary Dowler
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18784PK	34-31(E) 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: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/06/2023 10:50 AM

Special Magistrate Hearing

4. I.

Meeting Date: 03/15/2023

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
Final Approval Date: 03/02/2023

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

Special Magistrate Hearing**4. J.****Meeting Date:** 03/15/2023**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: 03/02/2023

Special Magistrate Hearing**4. K.****Meeting Date:** 03/15/2023**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: 03/02/2023

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

Special Magistrate Hearing

4. M.

Meeting Date: 03/15/2023

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
Final Approval Date: 03/02/2023

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

Special Magistrate Hearing**4. N.****Meeting Date:** 03/15/2023**Re:** Case# 22-3328 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3328PK	100 Blk Marina Way	James Donald Baumann, Jr. Natalia Baumann	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: James Donald Baumann, Jr.	VIOLATOR: Natalia Baumann
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18618PK	34-35(O) Posted No Parking Anytime	\$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: 03/08/2023

Started On: 01/15/2023 08:28 AM

Special Magistrate Hearing**4. O.****Meeting Date:** 03/15/2023**Re:** Case# 22-715 - 100 Blk Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3384PK	100 Blk Melody Lane	Ana Luz Sanchez	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 2, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Ana Luz Sanchez	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18604PK	34-35(P) Parking Beyond the Posted 2 Hour 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: 03/08/2023

Started On: 01/11/2023 10:05 AM

Special Magistrate Hearing**4. P.****Meeting Date:** 03/15/2023**Re:** Case# 22-3331-600 North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3331PK	600 North Indian River Drive	Holly Noel Tallant	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Holly Noel Tallant	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18623PK	34-35(T) Parking in a Safety Zone	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker
 Final Approval Date: 03/08/2023

Started On: 01/15/2023 08:43 AM

Special Magistrate Hearing**4. Q.****Meeting Date:** 03/15/2023**Re:** Case# 22-3437 - 100 Blk N Depot Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3437PK	100 Blk North Depot Drive	Mase Destin Cook	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 9, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Mase Destin Cook	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18633PK	34-35(P) Parking Beyond the Posted 2 Hour 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: 03/08/2023

Started On: 01/15/2023 09:00 AM

Special Magistrate Hearing**4. R.****Meeting Date:** 03/15/2023**Re:** Case# 22-3415 - 100 Blk N Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3415PK	100 Blk North Indian River Drive	Kendra Lea McMillan	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 10, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Kendra Lea McMillan	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18636PK	34-35(T) Parking in a Safety Zone	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 03/08/2023

Started On: 01/15/2023 09:06 AM

Special Magistrate Hearing**4. S.****Meeting Date:** 03/15/2023**Re:** Case# 22-3425-1100 Blk Rosedale Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3425PK	1100 Blk Rosedale Avenue	Amanda Yajaira Duran	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Amanda Yajaira Duran	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18654PK	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: 03/08/2023

Started On: 01/15/2023 09:33 AM

Special Magistrate Hearing

4. T.

Meeting Date: 03/15/2023**Re:** Case# 22-3436 - 1100 Blk Jasmin Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3426PK	1100 Blk Jasmin Avenue	Anthony Jermayne Johnson, Jr.	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Anthony Jermayne Johnson, Jr.	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18655PK	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: 03/08/2023

Started On: 01/15/2023 09:39 AM

Special Magistrate Hearing**4. U.****Meeting Date:** 03/15/2023**Re:** Case# 22-3428 - 500 Blk Pinewood Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3428PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Ean Holdings, LLC	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18657PK	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: 03/08/2023

Started On: 01/15/2023 09:50 AM

Special Magistrate Hearing**4. V.****Meeting Date:** 03/15/2023**Re:** Case# 22-3429 - 500 Blk Pinewood Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

22-3429PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	December 11, 2022	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Ean Holdings, LLC	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18658PK	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: 03/08/2023

Started On: 01/15/2023 09:56 AM

Special Magistrate Hearing**4. W.****Meeting Date:** 03/15/2023**Re:** Case# 23-66-100 Blk Melody Lane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-66PK	100 Blk Melody Lane	Taryn Elise Powell	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 6, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Taryn Elise Powell	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18666PK	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: 03/08/2023

Started On: 02/09/2023 09:37 AM

Special Magistrate Hearing

5. A.

Meeting Date: 03/15/2023

Re: Case# 22-3378 - 2002 Orange Ave

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

Information

SUBJECT:

22-3378 CE	2002 Orange Avenue	Knight Universal INC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: KNIGHT UNIVERSAL INC 1105 MAYFLOWER RD FT PIERCE, FL 34950	REGISTERED AGENT: JASON N KNIGHT 1105 MAYFLOWER ROAD FT PIERCE, FL 34950
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VIOLATIONS:

Section 34-35(s) – Parking prohibited on city right-of-way
 Section 125-322(e)(5) – Outside storage – Commercial
 Section 26-3 – Storage of commodities

CORRECTIVE ACTIONS:

1. Remove all vehicles, tires, displays, and other items from the right of way on the east side of the property and south east corner.
2. Bring in or remove the tools, loose tires, boards, and other loose items from the parking lots.
3. Remove or place vehicles and large equipment behind screened areas or in a garage.
4. Remove items from the beds of trucks and open trailers and place them in a shed or enclosed facility.

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: Heather Debevec
 Final Approval Date: 03/08/2023

Started On: 01/18/2023 05:47 PM

Special Magistrate Hearing

5. B.

Meeting Date: 03/15/2023

Re: Case # 22-3353 - 311 N 18th Court

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

Information

SUBJECT:

22-3353 CE	311 N 18th Court	Jose Torres	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: JOSE L TORRES 311 N 18THST CT FT PIERCE, FL 34950	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers
 IPMC 304.1 Exterior structure – General.
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Repair or replace the rotting wood around the trim and front of the home.
3. Repair or replace the soffit on the north west side of the home.
4. Paint the peeling areas of 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: 03/08/2023

Started On: 01/24/2023 09:48 AM

Special Magistrate Hearing

5. C.

Meeting Date: 03/15/2023

Re: Case # 22-3393 - 2716 S US Highway 1

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

Information

SUBJECT:

22-3393 CE	2716 S US Highway 1	L & J Sunwealth DQ Property LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: L & J SUNWEALTH DQ PROPERTY LLC PO BOX 553 SYOSSET, NY 11791	REGISTERED AGENT: REGISTERED AGENT SOLUTIONS, INC 155 OFFICE PLAZA DRIVE SUITE A TALLAHASSEE, FL 32301
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VIOLATIONS:

IPMC 304.2 Protective treatment.
Section 117-3(b) – Removal of signs.

CORRECTIVE ACTIONS:

1. Pressure wash the east walk way.
2. Remove all signage for the business that is no longer there and replace it with blank faced signs.

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: 03/08/2023

Started On: 01/24/2023 10:43 AM

Special Magistrate Hearing

5. D.

Meeting Date: 03/15/2023

Re: Case # 22-3348 - 2501 Sunrise Boulevard

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

Information

SUBJECT:

22-3348 CE	2501 Sunrise Boulevard	Erin Patrick	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 7, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: ERIN PATRICK 2501 SUNRISE BLVD FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Remove, open, or take down the shutters.
2. Refrain from parking in the front yard.
3. Pressure wash the trim and shutter covers, 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
 Final Approval Date: 03/08/2023

Started On: 01/24/2023 11:03 AM

Special Magistrate Hearing

5. E.

Meeting Date: 03/15/2023

Re: Case # 22-3455 - 1916 Mimosa Avenue

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

Information

SUBJECT:

22-3455ST	1916 Mimosa Avenue	MVS MANAGEMENT AND INVESTMENTS LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 3, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: MVS MANAGEMENT AND INVESTMENTS LLC 20973 SPRINGS TERRACE BOCA RATON, FL 33428	REGISTERED AGENT: MARCIA DA SILVA 20973 SPRINGS TERRACE BOCA RATON, FL 33428
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VIOLATIONS:

Sec. 22-509(b)(c)(e). - Management company or responsible person.

CORRECTIVE ACTIONS:

1. Ensure and provide proof the property manager / emergency contact person resides in St. Lucie County to ensure they can respond within the 1 hour time frame.

RECOMMENDATION:

The City requests that a fine equal to one month's rental OR \$5000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/08/2023

Started On: 01/24/2023 05:15 PM

Special Magistrate Hearing

5. F.

Meeting Date: 03/15/2023

Re: Case # 22-3191 - 117 Hialeah Avenue

Information

SUBJECT:

22-3191 CE	117 Hialeah Avenue	Salvador Ruiz	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 18, 2022	Type of Presentation:	Regular
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OWNER:

OWNER: SALVADOR E RUIZ 117 HIALEAH AVE FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
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

CORRECTIVE ACTIONS:

1. Remove or take down the shutters from all windows.
2. Refrain from parking in the front yard.
3. Remove items from the open utility trailer and place them in a shed or enclosed facility.
4. Remove, bring in, or place in a shed the boards, vanities, doors, bins, containers, and other loose items from the carport and yard.

RECOMMENDATION:

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

Form Review

Form Started By: Peggy Arraiz
 Final Approval Date: 03/08/2023

Started On: 03/08/2023 09:13 AM

Special Magistrate Hearing

5. G.

Meeting Date: 03/15/2023

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 Anthony 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 Anthony Dixon 8196 NW 5th ST Coral Springs, FL 33071	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please pressure wash 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: 03/02/2023

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

Special Magistrate Hearing

5. H.

Meeting Date: 03/15/2023

Re: Case # 23-84 - 2604 Robin St

Information

SUBJECT:

23-84 CE	2604 Robin St	Lorens Dessources Marie M H Dessources	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 17, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Lorens Dessources Marie M H Dessources 2604 Robin St Fort Pierce, FL 34982	
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VIOLATIONS:

Section 123-64(a), 123-1 – Tree removal

CORRECTIVE ACTIONS:

1. Due to the irreversible nature of this matter this case has been scheduled for a Special Magistrate hearing. A separate notice will be sent separately with time and date of hearing.

RECOMMENDATION:

Per Paul Bertram, Urban Forester for the City of Fort Pierce, the city requests that if the Special Magistrate finds the violation exist that violators be fined as follows:
One (1) One Live Oak Tree well over 24 DBH x \$250.00 = \$6,000.00, Maximum fine per State Statute 162 should be imposed at \$5,000.00

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 03/08/2023

Started On: 03/08/2023 09:07 AM

Special Magistrate Hearing

5. I.

Meeting Date: 03/15/2023

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:

OWNER: Precision Rentals and Investment Llc 1110 Colonial Rd Fort Pierce, FL 34950	REGISTERED AGENT: 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.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/02/2023

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

Special Magistrate Hearing
Meeting Date: 03/15/2023

6. A.

Information

SUBJECT:

22-2047	313 N 17th St	Ricky D Brown, Linda B Brown	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 16, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Ricky D Brown Linda B Brown 908 N 24th ST Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.1 Exterior structure – General
IPMC 702.4 Emergency escape openings (covered windows)
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Section 123-37(12) – Landscape maintenance
IPMC 304.13 Window, skylight, and door frames
Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicle

FINDINGS/ORDER:

On December 7, 2022, Special Magistrate Ross found the owners in violation, ordered to comply within 10 days or be fined \$150.00 per day.

ACTION DATES:

February 14, 2023 - Affidavit of Non-Compliance signed by Code Officer Saucedo
February 21, 2023
- Massey Notice was sent to the owner advising them that the fine was running and of their right to appeal.
February 27, 2023 - Massey Request received.
*As of March 8, 2023 - Property is still in violation.

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/02/2023 09:21 AM

Property Identification

Site Address: 313 N 17th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-606-0013-000-5
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 22111
Map ID: 24/09N
Zoning: Medium Den

Ownership

Ricky D Brown
Linda B Brown
908 N 24th ST
Fort Pierce, FL 34950



Legal Description

AMY ANNA PARK BLK 1 LOTS 17 AND 18(OR 345-2056: 1037-2496)

Current Values

Just/Market Value: \$127,900
Assessed Value: \$74,633
Exemptions: \$0
Taxable Value: \$74,633

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): 1,556
Gross Sketched Area (SF): 1,640
Land Size (acres): 0.33
Land Size (SF): 14,500

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

February 27, 2023

Fort Pierce City Code Enforcement

100 N US #1

Fort Pierce, FL 34950

RECEIVED

FEB 27 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Ref: Case #; 22-00002047

Property Address: 313 N 17th St

Tax ID#: 2409-606-0013-000/5

Legal Description: AMY ANNA PARK BLK 1 LOTS 17 AND 18

Thank you for considering an extension of time to get the property in order. We corrected the pervious item and now see more items need more attention. We have a tenant problem and may have to go through eviction due to violation on the house: outside yard, storage around property.

I may be contact at (772) 595-1183, from 9-3, or cellular # (772) 971-9867. I will contact the Code enforcement Person/ Office today for any help.

Thank you,

Linda Brown

Linda Brown



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

Case #: 22-00002047 Address: 313 N 17TH ST Hearing Date: December 07, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Correct some of the violations, others are being worked on tenant may be evicted

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing
Meeting Date: 03/15/2023

6. B.

Information

SUBJECT:

22-1168 CE	214 Hialeah Ave	Lester Spainhoward (Est), Vivian L Spainhoward	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 30, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Lester Spainhoward (Est) Vivian L Spainhoward 214 Hialeah Ave Fort Pierce, FL 34982	
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VIOLATIONS:

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

FINDINGS/ORDER:

On October 5, 2022, Special Magistrate Ross found the owners in violation, gave 30 days to comply or be fined \$50.00 daily.

ACTION DATES:

November 18, 2022 - Extension of Time granted to owners
December 20, 2022 - Affidavit of Partial Compliance for responsibility of containers, Affidavit of Non-Compliance for the remaining violation, both sent to owner
January 4, 2023 - Massey letter sent to owner
February 3, 2023 - Affidavit of Compliance sent to owner
February 14, 2023 - Massey Request received

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria

Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/02/2023 10:10 AM

Property Identification

Site Address: 214 HIALEAH AVE
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-503-0036-000-7
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 29913
Map ID: 24/22N
Zoning: SF Interme

Ownership

Lester Spainhoward (Est)
Vivian L Spainhoward
214 Hialeah Ave
Fort Pierce, FL 34982

Legal Description

SOUTHERN VIEW S/D BLK 3 LOT 12

Current Values

Just/Market Value: \$144,900
Assessed Value: \$39,566
Exemptions: \$14,626
Taxable Value: \$24,940



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): 981
Gross Sketched Area (SF): 2,089
Land Size (acres): 0.22
Land Size (SF): 9,500

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



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

Case #: 22-1168 Address: 214 HIALEAH AVE Hearing Date: October 05, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Complied to minimum standards, but additional work will be completed

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

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

Case #: 22-00001168 Address: 214 HIALEAH Hearing Date: October 05, 2022
AVE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

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

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

Heather Debevec

From: Jack Murray <sequins1@att.net>
Sent: Tuesday, February 14, 2023 4:33 PM
To: Heather Debevec
Subject: Code Enforcement

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. .

Hi Heather, This is a request for a hearing in reference to the fines on this property, 214 Hialeah Ave. Ft Pierce, Fla.
We are getting everything completed to meet up to code enforcement requirements. My son says everything should be done by March 25,2023.

Thankyou, Vivian Murray, Buddy Spainhoward

Special Magistrate Hearing
Meeting Date: 03/15/2023

6. C.

Information

SUBJECT:

22-843 CE	1410 N 25th St	FT PIERCE COMMERCIAL PROPERTIES LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 02, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: FT PIERCE COMMERCIAL PROPERTIES LLC 1920 Palm Beach Lakes Blvd Ste 207 West Palm Beach, FL 33409	
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VIOLATIONS:

Section 24-19 – Maintenance of nuisance on property prohibited / Section 24-21 – Nuisance as an object (5)
IPMC 304.2 Protective treatment
IPMC 302.3 Sidewalks and driveways
Section 117-3(b) – Removal of signs

FINDINGS/ORDER:

On November 02, 2022, Special Magistrate Ross found the owners in violation and gave 30 days to comply or be fined \$100 daily.

ACTION DATES:

January 11, 2023 - Affidavit of Non Compliance sent to owner.
February 1, 2023 - Massey letter sent to owner.
February 8, 2023 - Massey request received.
*As of March 8, 2023 property is still not in compliance.

RECOMMENDATION:

To be determined by Special Magistrate

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/02/2023 02:07 PM

Special Magistrate Hearing
Meeting Date: 03/15/2023

7. A.

Information

SUBJECT:

LC/Multi	513 N 14th St	Dominique Etienne	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	N/A	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Dominique Etienne 2721 S US Highway 1 Ste 3 Fort Pierce, FL 34982	
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VIOLATIONS:

Multiple lot clearing liens
 Demolition lien

FINDINGS/ORDER:

<u>LIEN TYPE: LOT CLEARING #1</u>	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$2,557.74	\$2,557.74	\$2,557.74
ADMINISTRATION FEES	\$2,353.49	\$0.00	\$2,353.49
INTEREST	\$4,369.65	\$0.00	\$0.00
PENALTIES	\$877.01	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$10,407.89	\$2,557.74	\$5,161.23

<u>LIEN TYPE: LOT CLEARING #2</u>	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
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CITY INCURRED FEES	\$130.77	\$130.77	\$130.77
ADMINISTRATION FEES	\$100.00	\$0.00	\$100.00
INTEREST	\$208.15	\$0.00	\$0.00
PENALTIES	\$41.63	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$730.55	\$130.77	\$480.00

<u>LIEN TYPE:</u> DEMOLITION	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$2,200.00	\$2,200.00	\$2,200.00
ADMINISTRATION FEES	\$81.05	\$0.00	\$81.05
INTEREST	\$4,087.87	\$0.00	\$0.00
PENALTIES	\$697.40	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$7,316.32	\$2,200.00	\$2,531.05

ACTION DATES:

January 3, 2023 - First Request for Reduction received

RECOMMENDATION:

To be determined.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 03/02/2023 03:32 PM

Special Magistrate Hearing
Meeting Date: 03/15/2023

8. A.

Information

SUBJECT:

23-276	2902 Avenue D	Boys & Girls Club of St Lucie County	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	November 5, 2021	Type of Presentation:	Alarm Appeal
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OWNER:

VIOLATOR: Boys & Girls Club of St Lucie County 2902 Avenue D Fort Pierce, FL 34947	
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VIOLATIONS:

14-24 Excessive False Alarm Signals

FINDINGS/ORDER:

Date of Alarm	Alarm Description	False Alarm #	Total Due
09/08/2021 @ 08:51 hrs	Indoor Gym, NW Door Front Hall and Front Doors// rec	2	\$100.00
09/13/2021 @ 09:13 hrs	Indoor Gym, NW Door Rec	3	\$200.00
09/18/2021 @ 11:58 hrs	Indoor Front Hall	4	\$400.00
09/23/2021 @ 8:16 hrs	Front Hall	5	\$500.00

ACTION DATES:

November 5, 2021 - Initial Appeal Request submitted to Crywolf
January 18, 2023 - Appeal Request received from Crywolf

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 03/08/2023

Started On: 02/28/2023 04:45 PM

Special Magistrate Hearing

10. A.

Meeting Date: 03/15/2023

Re: 22-3391 - 2002 Orange Avenue

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

Information

SUBJECT:

22-3391 CE	2002 Orange Avenue	Eddy's Garage	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Eddy's Garage 2002 Orange Avenue Ft. Pierce, FL 34950	OWNER: Knight Universal Inc 1105 Mayflower Rd Ft. Pierce, FL 34950
REGISTERED AGENT: Eddy Roger 656 20th Place SW Vero Beach, FL 32962	

VIOLATIONS:

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

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

Based upon an update from the City Clerk's office that the owner notified them that the business is closed, please vacate the previously issued order.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/28/2023

Started On: 01/04/2023 10:25 AM