

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, April 19, 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.	23-439 CE	2327 S US Highway 1	ACCELERATION ACADEMIES LLC	Heather Debevec
2.	23-417 CE	131 Melody Ln	Studio 34949	Heather Debevec
3.	23-502 CE	415 N US Highway 1	QUINN'S QUALITY CAR CARE INC	Heather Debevec
4.	23-493 CE	308 Avenue A	INDIAN RIVER MAGAZINE INC	Heather Debevec
5.	23-440 CE	341 Dixieland Drive	Auto Rescue, Inc	Heather Debevec
6.	23-443 CE	4804 S US Highway 1	Big Dog Comics	Heather Debevec
7.	23-507 CE	4806 S US Highway 1	THUNDERDOME GAMING	Heather Debevec
8.	23-459 CE	2729 S US Highway 1 Suite 10	FIESTAS Y VARIEDADES B &G INC	Heather Debevec

9.	23-492 CE	415 N US Highway 1	ICONIC AUTOMOTIVE SERVICE AND SALES INC	Heather Debevec
10.	23-444CE	2200 S US Highway 1	Credible Auto Spa	Heather Debevec
11.	23-445 CE	109 Fisherman's Wharf	Crocodillos	Heather Debevec
12.	23-495 CE	200 N US Highway 1	MADISON ON US 1 LLC	Heather Debevec
13.	23-456 CE	3223 S US Highway 1 D	DOS AMIGOS SPORTS BAR INC	Heather Debevec
14.	23-506 CE	101 N US Highway 1 Suite 113	TEE'S BEAUTY TRAP	Heather Debevec
15.	23-454 CE	1011 S US Highway 1	DATA TIRES	Heather Debevec
16.	23-501 CE	101 N US Highway 1 Suite 127	MASSAGE THERAPEUTIC SOLUTIONS LLC	Heather Debevec
17.	23-379 CE	210 N 2nd Street	Falon Barker	Heather Debevec
18.	23-380 CE	130 S Indian River Dr	IRecovery LLC	Heather Debevec
19.	23-0411 CE	206 N 2nd Street	Legit Cuts	Heather Debevec
20.	23-0412 CE	207 Atlantic Avenue	Milano Bail Bonds Inc	Heather Debevec
21.	23-162CE	310 S 13TH Street	Michael A & Mary A Townsend	Charmaine Kirkland
22.	23-488 CE	3821 S US Highway 1	GOLDCOAST AUTOMOTIVE INC DBA AAMCO	Heather Debevec
23.	23-343 CE	3233 S US Highway 1	SMOKING BUDS SMOKE SHOP LLC	Heather Debevec
24.	23-0414CE	208 Avenue A	RCGFL LLC DBA PICKLED	Heather Debevec

25.	23-441 CE	4842 S US Highway 1	BEMARIES HL COLLECTION LLC	Heather Debevec
26.	23-0227PK	100 N Indian River Drive	Mac Donald Bowman	Charmaine Kirkland
27.	23-92PK	100 Blk North Indian River Drive	Rebecca Riddle Everhart	Michael Rabenecker
28.	22-3358 CE	524 S 11th St.	Enrique Lozano Maria T Lozano	Isaac Saucedo
29.	23-498CE	2921 S US Highway 1	LAS DONAS MEXICAN FOOD LLC	Heather Debevec
30.	23-494 CE	3802 S US Highway 1	INSTALLATION STATION INC	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	23-279	200 Blk S 2nd St	Samuel Arturo Vanegas Ranirez	Charmaine Kirkland
B.	23-0224 PK	100 N Indian River Dr	Jacqueline Yannes, PV Holding Corp	Charmaine Kirkland
C.	23-629 PK	400 Blk N 2nd St	Victor Jesus Sanguesa-Nunez	Michael Rabenecker
D.	23-236PK	102 N Indian River Drive	Elizabeth Denise Elguera	Charmaine Kirkland
E.	23-671PK	600 North Indian River Drive	Alkeviades Stamatis Theodorakis	Michael Rabenecker

5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-273CE	3215 Kentucky Avenue	Claudia Gonzalez (TR)	Charmaine Kirkland
B.	23-0170CE	419 S 13TH	Sarat Dayal	Charmaine Kirkland
C.	23-017CE	1218 S 11TH ST	Raul N Arenas	Charmaine Kirkland

D.	23-165CE	130 South 13th Street	Steven M. Castilla	Charmaine Kirkland
E.	22-810 CE	1405 N 25th	NH And HM INC	Isaac Saucedo
F.	22-3362	622 S 12th St	Jacobson Auction Co INC	Isaac Saucedo
G.	23-504 CE	1998 N US Highway 1	SEA WAY PETROLEUM INC	Heather Debevec
H.	23-545 CE	223 Orange Avenue	RIZZO'S TOBACCO EMPORIUM INC	Heather Debevec
I.	23-539 CE	5301 S US Highway 1	US 1 TINT CORP	Heather Debevec
J.	23-0413 CE	130 S Indian River Drive 202	Public Adjuster 4 You LLC	Heather Debevec
K.	23-544 CE	112 Orange Avenue	REEF TO RANCH REAL ESTATE INC	Heather Debevec
L.	23-0419 CE	100 S 2nd Street 101	Sushi - Go Concepts of Fort Pierce, LLC	Heather Debevec

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

A.	22-1168 CE	214 Hialeah Ave	Lester Spainhoward (Est), Vivian L Spainhoward	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	LC Reduction	506-508 N 17th St	Mary J Constant, Lloyd M Constant	Peggy Arraiz
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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:** 04/19/2023

**Re:** Case# 23-439 - 2327 S US Highway 1

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

**Information**

**SUBJECT:**

23-439 CE	2327 S US Highway 1	ACCELERATION ACADEMIES LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: ACCELERATION ACADEMIES LLC 2327 S US HWY 1 FT PIERCE, FL 34950	REGISTERED AGENT: DAVID SUNDSTROM 12029 CRANEFoot DR. JACKSONVILLE, FL 32223
OWNER: EHDEN NV C/O FRAGA PROPERTIES 2600 S DOUGLAS RD STE 610 CORAL GABLES, FL 33134	REGISTERED AGENT: MARIA BROLLEY 285 N COCONUT LANE MIAMI BEACH, FL 33139
OTHER: ACCELERATION ACADEMIES, LLC 910 WEST VAN BUREN SUITE 315 CHICAGO, IL 60607	OTHER: FRAGA PROPERTIES, LLC 285 NORTH COCONUT LANE MIAMI BEACH, FL 33139
REGISTERED AGENT: ALBERT FRAGA 2600 S DOUGLAS ROAD SUITE 610 CORAL GABLES, FL 33134	

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/16/2023 05:51 PM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-417 - 131 Melody Ln

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

**Information**

**SUBJECT:**

23-417 CE	131 Melody Ln	Studio 34949	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> STUDIO 34949 131 MELODY LN 102 FT PIERCE, FL 34950	<b>OWNER:</b> RUSSELL J KNOWLES LINDA M KNOWLES 3800 ANACOSTIA PL FT PIERCE, FL 34949
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**VIOLATIONS:**

*Sec. 22-19(a) – Imposed  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/16/2023 08:56 AM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-502 - 415 N US Highway 1

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

**Information**

**SUBJECT:**

23-502 CE	415 N US Highway 1	QUINN'S QUALITY CAR CARE INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> QUINN'S QUALITY CAR CARE INC 415 N US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> HOYT C MURPHY JR 2400 S. OCEAN DRIVE, #4200-D FT PIERCE, FL 34949
<b>OWNER:</b> 415 NORTH US ONE LLC 2400 S OCEAN DR, APT 4200D FT PIERCE, FL 34949	<b>REGISTERED AGENT:</b> RAYMOND HENDERSHOT 415 N. US 1 FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 03:37 PM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-493 - 308 Avenue A

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

**Information**

**SUBJECT:**

23-493 CE	308 Avenue A	INDIAN RIVER MAGAZINE INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: INDIAN RIVER MAGAZINE INC 308 AVENUE A FT PIERCE, FL 34950	REGISTERED AGENT: GREGORY ENNS 308 AVENUE A FT PIERCE, FL 34950
OWNER: EAST COAST LAND HOLDINGS LLC 308 AVENUE A FT PIERCE, FL 34950	REGISTERED AGENT: PAUL OSTEEN 308 AVENUE A FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 07:54 AM

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-440 - 341 Dixieland Drive

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

**Information**

**SUBJECT:**

23-440 CE	341 Dixieland Drive	Auto Rescue, Inc	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: AUTO RESCUE INC 341 DIXIELAND DR FT PIERCE, FL 34950	REGISTERED AGENT/ OWNER: DANIEL B KINSER 325 DIXILAND DR FT PIERCE, FL 34982
OTHER: AUTO RESCUE INC 325 DIXIELAND DR FT PIERCE, FL 34950	

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-443 - 4804 S US Highway 1

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

**Information**

**SUBJECT:**

23-443 CE	4804 S US Highway 1	Big Dog Comics	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> BIG DOG COMICS 4804 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERD AGENT:</b> GABRIEL PRATS 2121 PONCE DE LEON BLVD.STE240 CORAL GABLES, FL 33134
<b>OWNER:</b> WYNNE BUILDING CORP 8000 S US HIGHWAY 1 UNIT 402 PORT ST LUCIE, FL 34952	<b>REGISTERED AGENT:</b> JOEL WYNNE 8000 SOUTH US 1 SUITE 402 PORT ST LUCIE, FL 34952
<b>OTHER:</b> WYNNE BUILDING CORPORATION 12804 SW 122 AVENUE MIAMI, FL 33186	

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/17/2023 04:20 PM

**Special Magistrate Hearing**

**3. B. 7.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-507 - 4806 S US Highway 1

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

**Information**

**SUBJECT:**

23-507 CE	4806 S US Highway 1	THUNDERDOME GAMING	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: THUNDERDOME GAMING 4806 S US HWY 1 FT PIERCE, FL 34950	
OWNER: WYNNE BUILDING CORP 8000 S US HIGHWAY 1 UNIT 402 PORT ST LUCIE, FL 34952	REGISTERED AGENT: JOEL WYNNE 8000 SOUTH US 1 SUITE 402 PORT ST LUCIE, FL 34952

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-459 - 2729 S US Highway 1 Suite 10

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

**Information**

**SUBJECT:**

23-459 CE	2729 S US Highway 1 Suite 10	FIESTAS Y VARIEDADES B &G INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 22, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: FIESTAS Y VARIEDADES B &G INC 2729 S US HWY 1 STE 10 FT PIERCE, FL 34950	REGISTERED AGENT: LESVIA LUCAS 1003 PENNSYLVANIA AVE FT PIERCE, FL 34982
OWNER: JUAN E GARCIA 4010 62ND TERR EAST BRADENTON, FL 34203	

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/22/2023 05:45 PM

**Special Magistrate Hearing**

**3. B. 9.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-492 - 415 N US Highway 1

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

**Information**

**SUBJECT:**

23-492 CE	415 N US Highway 1	ICONIC AUTOMOTIVE SERVICE AND SALES INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> ICONIC AUTOMOTIVE SERVICE AND SALES INC 415 N US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> ERIC ATTIO 1445 20TH AVE SW VERO BEACH, FL 32962
<b>OWNER:</b> 415 NORTH US ONE LLC 2400 S OCEAN DR, APT 4200D FT PIERCE, FL 34949	<b>REGISTERED AGENT:</b> HOYT C. MURPHY JR 2400 S. OCEAN DRIVE, #4200-D FT PIERCE, FL 34949

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 10.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-444 - 2200 S US Highway 1

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

**Information**

**SUBJECT:**

23-444CE	2200 S US Highway 1	Credible Auto Spa	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> CREDIBLE AUTO SPA 2200 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> CHARLENE ROUNDTREE 1701 N 43RD ST FT PIERCE, FL 34947
<b>OTHER:</b> CREDIBLE AUTO SPA 1701 N 43RD ST FT PIERCE, FL 34947	<b>OWNER:</b> KNIGHTS REAL ESTATE INC 1201 OAKFIELD DR STE 109 BRANDON, FL 33511
<b>REGISTERED AGENT:</b> WILLIAM MCKNIGHT 1201 OAKFIELD DR.SUITE 109 BRANDON, FL 33511	<b>OTHER:</b> KNIGHTS REAL ESTATE INC P.O. BOX 1110 BRANDON, FL 33509

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/17/2023 05:04 PM

**Special Magistrate Hearing**

**3. B. 11.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-445 - 109 Fisherman's Wharf

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

**Information**

**SUBJECT:**

23-445 CE	109 Fisherman's Wharf	Crocodillos	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> CROCADILLOS 109 FISHERMAN'S WHARF FT PIERCE, FL 34950	<b>OWNER:</b> JOSEPH G MILLER (TR) 5500 ORANGE AVE FT PIERCE, FL 34947
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**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/17/2023 05:27 PM

**Special Magistrate Hearing**

**3. B. 12.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-495 - 200 N US Highway 1

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

**Information**

**SUBJECT:**

23-495 CE	200 N US Highway 1	MADISON ON US 1 LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: MADISON ON US 1 LLC 200 N US HWY 1 FT PIERCE, FL 34950	REGISTERED AGENT: JOHN J MCGLYNN III 729 S.W. FEDERAL HWY STE 200 FT PIERCE, FL 34950
OWNER: PEACOCK TEMPLE LLC 105 ORANGE AVE FT PIERCE, FL 34950	REGISTERED AGENT: GREGORY POPE 117 ORANGE AVE FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 13.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-456 - 3223 S US Highway 1 D

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

**Information**

**SUBJECT:**

23-456 CE	3223 S US Highway 1 D	DOS AMIGOS SPORTS BAR INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 22, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: DOS AMIGOS SPORTS BAR INC 3223 S US HWY 1 FT PIERCE, FL 34982	
OWNER: AVE MARIA COMPANY LLC 3224 S US HWY 1 FT PIERCE, FL 34982	REGISTERED AGENT: KOOZHAMPALA JOSEPH 3224 SOUTH US HIGHWAY ONE FT PIERCE, FL 34982

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/22/2023 05:05 PM

**Special Magistrate Hearing**

**3. B. 14.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-506 - 101 N US Highway 1 Suite 113

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

**Information**

**SUBJECT:**

23-506 CE	101 N US Highway 1 Suite 113	TEE'S BEAUTY TRAP	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> TEE'S BEAUTY TRAP 101 N US HWY 1 STE 113 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> TAMERA WILLIAMS 919 S 25 ST APT 7-107 FT PIERCE, FL 34950
<b>OWNER:</b> KRAAZ & KRAAZ FINANCE LLC 124 N 2ND ST STE A FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> HANS KRAAZ 124-A NORTH 2ND STREET FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 05:05 PM

**Special Magistrate Hearing**

**3. B. 15.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-454 - 1011 S US Highway 1

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

**Information**

**SUBJECT:**

23-454 CE	1011 S US Highway 1	DATA TIRES	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 22, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> DATA TIRES 1011 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> GUADALUPE ALVARADO 1011 S US FEDERAL HWY 1 FT PIERCE, FL 34950
<b>OWNER:</b> REIN INDUSTRIES INC 344 SW TULIP BLVD PORT ST LUCIE, FL 34953	<b>REGISTERED AGENT:</b> SANDRA PRATT CLARKE 344 SW TULIP BLVD. PORT ST LUCIE, FL 34953

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 16.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-501 - 101 N US Highway 1 Suite 127

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

**Information**

**SUBJECT:**

23-501 CE	101 N US Highway 1 Suite 127	MESSAGE THERAPEUTIC SOLUTIONS LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> MESSAGE THERAPEUTIC SOLUTIONS LLC 101 N US HWY 1 STE 127 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> DANIEL SOMERMAN 36 HARBOUR ISLE DR. W UNIT 104 FT PIERCE, FL 34949
<b>OWNER:</b> KRAAZ & KRAAZ FINANCE LLC 124 N 2ND ST STE A FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> HANS KRAAZ 124-A NORTH 2ND STREET FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 03:19 PM

**Special Magistrate Hearing**

**3. B. 17.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-379 - 210 N 2nd Street

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

**Information**

**SUBJECT:**

23-379 CE	210 N 2nd Street	Falon Barker	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 14, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> FALON BARKER 210 N 2ND ST FT PIERCE, FL 34950	<b>OWNER:</b> 210 NORTH 2ND ST HOLDINGS LLC 990 BISCAYNE BLVD STE 1402 MIAMI, FL 33132
<b>REGISTERED AGENT:</b> KENNER + IMPARATO, PLLC 990 BISCAYNE BLVD.OFFICE #1402 MIAMI, FL 33132	<b>INTERESTED PARTY:</b> MERAKI HAIR ARTISTRY, INC 210 N 2ND ST FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

1. Contact the City Clerk’s Office to renew the business tax receipt.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/14/2023 05:14 PM



**Special Magistrate Hearing**

**3. B. 18.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-380 - 130 S Indian River Dr Suite 202

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

**Information**

**SUBJECT:**

23-380 CE	130 S Indian River Dr	IRecovery LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> IRECOVERY LLC 130 S INDIAN RIVER DR 202 FT PIERCE, FL 34950	<b>OTHER LOCATION:</b> IRECOVERY LLC 6405 CONGRESS AVENUE SUITE 160 BOCA RATON, FL 33487
<b>OTHER LOCATION:</b> IRECOVERY LLC 5030 CHAMPION BLVD STE G11-535 BOCA RATON, FL 33496	<b>REGISTERED AGENT:</b> JEFFREY ZIPPER 5030 CHAMPION BLVD STE G11-535 BOCA RATON, FL 33496
<b>OWNER:</b> TAYHAN LLC 1900 NW CORPORATE BLVD STE350W BOCA RATON, FL 33431	<b>REGISTERED AGENT:</b> MATTHEW LEIDER 1900 NW CORPORATE BLVD STE350W BOCA RATON, FL 33431

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

1. Contact the City Clerk’s Office to renew the business tax receipt.

**RECOMMENDATION:**

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

## Form Review

Form Started By: Heather Debevec

Started On: 02/14/2023 04:24 PM

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 19.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-0411 - 206 N 2nd Street

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

**Information**

**SUBJECT:**

23-0411 CE	206 N 2nd Street	Legit Cuts	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February15, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> LEGIT CUTS 206 N 2ND ST FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> JOSE RUIZ 9313 WINDRIFT CIRCLE FT PIERCE, FL 34945
<b>OWNER:</b> 210 NORTH 2ND ST HOLDINGS LLC 990 BISCAYNE BLVD STE 1402 MIAMI, FL 33132	<b>REGISTERED AGENT:</b> KENNER + IMPARATO, PLLC 990 BISCAYNE BLVD.OFFICE #1402 MIAMI, FL 33132

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/15/2023 05:17 PM



**Special Magistrate Hearing**

**3. B. 20.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-0412 - 207 Atlantic Avenue

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

**Information**

**SUBJECT:**

23-0412 CE	207 Atlantic Avenue	Milano Bail Bonds Inc	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 15, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> MILANO BAIL BONDS, INC 207 ATLANTIC AVE FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> JOHN MILANO 39 SE OCEAN BLVD. STUART, FL 34994
<b>OWNER:</b> KRAAZ & KRAAZ FINANCE LLC 201 S 2ND STREET STE 206 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> HANS KRAAZ 124-A NORTH 2ND STREET FT PIERCE, FL 34950

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/15/2023 05:33 PM

**Special Magistrate Hearing**

**3. B. 21.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-162 - 310 S 13th Street

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

**Information**

**SUBJECT:**

23-162CE	310 S 13TH Street	Michael A & Mary A Townsend	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	January 18, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: Michael A & Mary A Townsend	
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**VIOLATIONS:**

*IPMC 302.7 Accessory structures.*

**CORRECTIVE ACTIONS:**

Please repair damaged cement wall.

**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: Charmaine Kirkland  
Final Approval Date: 04/14/2023

Started On: 03/10/2023 02:46 PM

**Special Magistrate Hearing**

**3. B. 22.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-488 - 3821 S US Highway 1

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

**Information**

**SUBJECT:**

23-488 CE	3821 S US Highway 1	GOLDCOAST AUTOMOTIVE INC DBA AAMCO	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 23, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> GOLDCOAST AUTOMOTIVE INC DBA AAMCO 3821 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> JASON SANTIAGO 3821 SOUTH US HIGHWAY 1 FT PIERCE, FL 34982
<b>OWNER:</b> SHIFTING NEEDS LLC 1368 SE HUFFMAN RD PORT ST LUCIE, FL 34952	<b>REGISTERED AGENT:</b> FRED LARGEY 12192 RIVERBEND LANE PORT ST LUCIE, FL 34984

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

## Form Review

Form Started By: Heather Debevec

Started On: 02/23/2023 03:38 PM

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 23.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-343 - 3233 S US Highway 1

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

**Information**

**SUBJECT:**

23-343 CE	3233 S US Highway 1	SMOKING BUDS SMOKE SHOP LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> SMOKING BUDS SMOKE SHOP LLC 3233 S US HWY 1 FT PIERCE, FL 34982	<b>REGISTERED AGENT:</b> RICHARD DELAPAZ 2937 SE DARIEN RD PORT ST LUCIE, FL 34952
<b>OWNER:</b> DAVE MARTIN LISA M ANGERMANN 6000 SPRUCE DR FT PIERCE, FL 34982	

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

1. Contact the City Clerk’s Office to obtain a business tax receipt.

**RECOMMENDATION:**

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

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 03/08/2023 05:23 PM

**Special Magistrate Hearing**

**3. B. 24.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-0414 - 208 Avenue A

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

**Information**

**SUBJECT:**

23-0414CE	208 Avenue A	RCGFL LLC DBA PICKLED	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>VIOLATOR:</b> RCGFL LLC DBA PICKLED 208 AVENUE A FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> HALLIE THOMAS 201 N 2ND ST FT PIERCE, FL 34950
<b>OWNER:</b> K AND K II INC 3636 N MILTON RD FT PIERCE, FL 34946	<b>REGISTERED AGENT:</b> BEN L BRYAN JR 3636 N MILTON ROAD FT PIERCE, FL 34946

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 25.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-442 - 4842 S US Highway 1

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

**Information**

**SUBJECT:**

23-441 CE	4842 S US Hghway 1	BEMARIES HL COLLECTION LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 17, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: BEMARIES HL COLLECTION LLC 4842 S US HWY 1 FT PIERCE, FL 34950	REGISTERED AGENT: REBEKAH JONES 214 N 40TH ST FT PIERCE, FL 34947
OWNER: AJ FLORIDA INVESTMENT GROUP LLC 2478 W LAKE AVE GLENVIEW, IL 60026	REGISTERED AGENT: JAY JIWANI 12760 INDIAN ROCKS RD UNIT#103 LARGO, FL 33774

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/17/2023 09:39 AM

**Special Magistrate Hearing****3. B. 26.****Meeting Date:** 04/19/2023**Re:** Case #23-227 - 100 N Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-0227PK	100 N Indian River Drive	Mac Donald Bowman	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	January 28, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Mac Donald Bowman	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
PK18786	34-31(A) Improper 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: 03/08/2023 09:21 AM

Final Approval Date: 04/14/2023

**Special Magistrate Hearing**

**3. B. 27.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-92-100 Blk North Indian River Drive

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

**Information**

**SUBJECT:**

23-92PK	100 Blk North Indian River Drive	Rebecca Riddle Everhart	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	January 7, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Rebecca Riddle Everhart	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18694PK	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: 04/14/2023

Started On: 03/01/2023 08:43 AM

**Special Magistrate Hearing**

**3. B. 28.**

**Meeting Date:** 04/19/2023

**Re:** Case # 22-3358 - 524 S 11th St

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

**Information**

**SUBJECT:**

22-3358 CE	524 S 11th St.	Enrique Lozano Maria T Lozano	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	December 12, 2022	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: ENRIQUE LOZANO MARIA T LOZANO 524 S 11TH ST FT PIERCE, FL 34950	
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**VIOLATIONS:**

*Section 123-37(12) – Landscape maintenance*  
*Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage*  
*IPMC 702.4 Emergency escape openings (covered windows)*

**CORRECTIVE ACTIONS:**

1. Please cut all overgrown bushes, trees, shrubs and grass.
2. Please remove all tires, metal, trash, wood, vehicle parts, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please remove all plywood from windows located throughout house.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

## Form Review

Form Started By: Isaac Saucedo  
Final Approval Date: 04/14/2023

Started On: 03/13/2023 10:44 AM

**Special Magistrate Hearing****3. B. 29.****Meeting Date:** 04/19/2023**Re:** Case # 23-498 - 2921 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-498CE	2921 S US Highway 1	LAS DONAS MEXICAN FOOD LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	PULLED BY STAFF
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**OWNER:**

<b>VIOLATOR:</b> LAS DONAS MEXICAN FOOD LLC 2921 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> EMMA NUNEZ 1919 ROYAL PALM DR FT PIERCE, FL 34982
<b>OWNER:</b> GRIMES PLAZA I LLC 3203 N INDIAN RIVER DRIVE FT PIERCE, FL 34946	<b>REGISTERED AGENT:</b> JAMES GRIMES 3203 N INDIAN RIVER DR FT PIERCE, FL 34946

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.*  
*Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 02:44 PM

**Special Magistrate Hearing**

**3. B. 30.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-494 - 3802 S US Highway 1

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

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**Information**

**SUBJECT:**

23-494 CE	3802 S US Highway 1	INSTALLATION STATION INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

VIOLATOR: INSTALLATION STATION INC 3802 S US HWY 1 FT PIERCE, FL 34982	REGISTERED AGENT: JAMES HOOVER 3802 S US HIGHWAY FT PIERCE, FL 34982
OWNER: TJG84 LLC 3800 S US HIGHWAY 1 FT PIERCE, FL 34982	REGISTERED AGENT: ROBERT HACKNEY 601 HERITAGE DRIVE SUITE 212 JUPITER, FL 33458

**VIOLATIONS:**

*Sec. 22-19(a) – Imposed.*

*Section 22-29 – Enforcement*

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 04/14/2023

Started On: 02/24/2023 08:33 AM

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-279 - 200 Blk S 2nd St

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

**Information**

**SUBJECT:**

23-279	200 Blk S 2nd St	Samuel Arturo Vanegas Ramirez	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	February 3, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Samuel Arturo Vanegas Ramirez	Yanmari Eugenia Ramirez
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
PK18790	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: Charmaine Kirkland  
Final Approval Date: 04/12/2023

Started On: 03/08/2023 09:51 AM

**Special Magistrate Hearing**

**4. B.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-224 - 100 N Indian River Dr

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

**Information**

**SUBJECT:**

23-0224 PK	100 N Indian River Dr	Jacqueline Yannes, PV Holding Corp	Charmaine Kirkland
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**CASE INFORMATION:**

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

APPEALANT: Jacqueline Yannes	VIOLATOR: PV Holding Corp
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18785PK	34-31(P) Handicap	\$250.00	\$10.00		\$260.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 04/12/2023

Started On: 03/09/2023 03:57 PM

**Special Magistrate Hearing****4. C.****Meeting Date:** 04/19/2023**Re:** Case# 23-629 - 400 Blk N 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-629 PK	400 Blk N 2nd St	Victor Jesus Sanguesa-Nunez	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	March 4, 2023	Type of Presentation:	APPEAL
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**OWNER:**

VIOLATOR: Victor Jesus Sanguesa-Nunez	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19120PK	34-31(E) No Parking Anytime	\$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: 04/04/2023

Started On: 03/10/2023 09:45 AM

**Special Magistrate Hearing****4. D.****Meeting Date:** 04/19/2023**Re:** Case #23-236 - 102 N Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-236PK	102 N Indian River Drive	Elizabeth Denise Elguera	Charmaine Kirkland
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**CASE INFORMATION:**

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

VIOLATOR: Elizabeth Denise Elguera	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
PK18788	34-31(E) 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: Charmaine Kirkland

Started On: 03/08/2023 09:32 AM

Final Approval Date: 04/12/2023

**Special Magistrate Hearing**

**4. E.**

**Meeting Date:** 04/19/2023

**Re:** Case# 23-671-600 North Indian River Drive

**Information**

**SUBJECT:**

23-671PK	600 North Indian River Drive	Alkeviades Stamatis Theodorakis	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	March 5, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Alkeviades Stamatis Theodorakis	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19134PK	34-35(L) Parking on the City Right of way	\$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: Peggy Arraiz  
Final Approval Date: 04/12/2023

Started On: 04/12/2023 08:36 AM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-273 - 3215 Kentucky Ave

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

**Information**

**SUBJECT:**

23-273CE	3215 Kentucky Avenue	Claudia Gonzalez (TR)	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	February 1, 2023	Type of Presentation:	Regular
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**OWNER:**

VIOLATOR: CLAUDIA GONZALEZ (TR)	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
IPMC 304.3 Address identification

**CORRECTIVE ACTIONS:**

1. Please pressure wash and or paint the structure.
2. Please add address on the structure.

**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: Charmaine Kirkland  
Final Approval Date: 04/12/2023

Started On: 03/07/2023 02:34 PM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-0170 - 419 S 13th

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

**Information**

**SUBJECT:**

23-0170CE	419 S 13TH	Sarat Dayal	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	January 18, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> REAL ESTATE WITH FRIENDS LLC 1980 SELMARTEN RD UNIT 3901 AURORA, IL 60505	<b>REGISTERED AGENT:</b> SARAT DAYAL 19200 SW 57TH COURT SOUTHWEST RANCHES, FL 33332
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles

**CORRECTIVE ACTIONS:**

1. Please remove or register all vehicles and vessels on property, as well as all items being displayed for sale.

**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 per day be assessed.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 04/12/2023

Started On: 03/07/2023 09:24 AM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-017 - 1218 S 11TH ST

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

**Information**

**SUBJECT:**

23-017CE	1218 S 11TH ST	Raul N Arenas	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	February 1, 2023	Type of Presentation:	Regular
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**OWNER:**

VIOLATOR: RAUL N. ARENAS	
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**VIOLATIONS:**

Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Please cut, and/or trim all hedges, shrubs and trees on the south side of the house (Mississippi Ave).

**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: Charmaine Kirkland

Started On: 03/07/2023 11:47 AM

Final Approval Date: 04/12/2023

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 04/19/2023

**Re:** Case #23-165 - 130 S 13th Street

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

**Information**

**SUBJECT:**

23-165CE	130 South 13th Street	Steven M. Castilla	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	January 18, 2023	Type of Presentation:	Regular
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**OWNER:**

VIOLATOR: Steven M. Castilla	
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**VIOLATIONS:**

- IPMC 304.2 Protective treatment
- IPMC 304.5 Foundation walls.
- IPMC 304.6 Exterior walls
- Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

1. Please pressure wash and paint exterior walls of the house.
2. Please repair the soffit of the house. A building permit may be required please contact them at the following (772) 467-3718
3. Please repair the trim of the house.
4. Please cut and trim all hedges and trees.

**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: Charmaine Kirkland  
Final Approval Date: 04/12/2023

Started On: 03/10/2023 12:32 PM

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 04/19/2023

**Re:** Case # 22-810 - 1405 N 25th St

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

**Information**

**SUBJECT:**

22-810 CE	1405 N 25th	NH And HM INC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 07, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: NH and HM INC 6980 NW Denargo St Port Saint Lucie, FL 34983	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture  
 IPMC 304.1 Exterior structure – General.

**CORRECTIVE ACTIONS:**

1. Please pressure wash and paint home where molding chipping or deteriorations has occurred.
2. Please remove all window frames, trash and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please remove all wooden chairs and all other indoor furniture located throughout property.
4. Please repair soffit where deterioration has occurred. A permit may be required. If you any questions please contact the building department at (772) 467-3143.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to obtain a permit and comply with all permit conditions or a fine of \$150.00 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo

Started On: 03/14/2023 11:50 AM

Final Approval Date: 04/12/2023

**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 04/19/2023

**Re:** Case # 22-3362 - 622 S 12th St.

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

**Information**

**SUBJECT:**

22-3362	622 S 12th St	Jacobson Auction Co INC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	December 12, 2022	Type of Presentation:	Regular
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**OWNER:**

OWNER: Jacobson Auction Co Inc 2103 Sunrise Blvd Fort Pierce, FL 34950	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
 Section 26-3 – Storage of commodities  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

**CORRECTIVE ACTIONS:**

1. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
2. Please remove all lawnmowers, yard work materials and all other miscellaneous items located on trailer.
3. Please remove all mattresses and all other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
 Final Approval Date: 04/12/2023

Started On: 03/13/2023 11:45 AM

**Special Magistrate Hearing**

**5. G.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-504 - 1998 N US Highway 1

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

**Information**

**SUBJECT:**

23-504 CE	1998 N US Highway 1	SEA WAY PETROLEUM INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 24, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> SEA WAY PETROLEUM INC 1998 N US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> FERDHAWASI RAHMAN 1747 SW PORTA NUOVO TER PORT ST LUCIE, FL 34953
<b>OWNER:</b> MONICA INVESTMENT GROUP INC 402 HIGH POINT DR STE 101 COCOA, FL 32926	<b>REGISTERED AGENT:</b> JOHN SOILEAU 3490 US HWY 1 NORTH COCOA, FL 32926

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/24/2023 04:19 PM



**Special Magistrate Hearing**

**5. H.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-545 - 223 Orange Avenue

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

**Information**

**SUBJECT:**

23-545 CE	223 Orange Avenue	RIZZO'S TOBACCO EMPORIUM INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 28, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> RIZZO'S TOBACCO EMPORIUM INC 223 ORANGE AVE FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> JILL LICATA, SECRETARY 223 ORANGE AVENUE FT PIERCE, FL 34950
<b>OTHER:</b> RIZZO'S TOBACCO EMPORIUM INC 12772 LOW TIDE DR UNIT 138 FT MYERS, FL 33966	<b>OWNER:</b> JOHN V L PARRY (TR) PO BOX 3307 FT PIERCE, FL 34948

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 04/12/2023

**Special Magistrate Hearing**

**5. I.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-539 - 5301 S US Highway 1

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

**Information**

**SUBJECT:**

23-539 CE	5301 S US Highway 1	US 1 TINT CORP	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 28, 2023	Type of Presentation	BTR
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**OWNER:**

<b>VIOLATOR:</b> US 1 TINT CORP 5301 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> MICHAEL GAFNEY 5301 S US 1 FT PIERCE, FL 34982
<b>OWNER:</b> JOSEPH J SR ( TR) KOCH KAY H KOCH (TR) 501 HERNANDO ST FT PIERCE, FL 34949	

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/28/2023 04:30 PM

**Special Magistrate Hearing**

**5. J.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-0413 - 130 S Indian River Drive 202

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

**Information**

**SUBJECT:**

23-0413 CE	130 S Indian River Drive 202	Public Adjuster 4 You LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 15, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> PUBLIC ADJUSTER 4 YOU LLC 130 S INDIAN RIVER DR 202 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> DANIELLE MCMILLER 130 S INDIAN RIVER DR 202 FT PIERCE, FL 34950
<b>OWNER:</b> TAYHAN LLC 1900 NW CORPORATE BLVD STE 305W BOCA RATON, FL 33431	<b>REGISTERED AGENT:</b> MATTHEW LEIDER 1900 NW CORPORATE BLVD. SUITE 305W BOCA RATON, FL 33431

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/16/2023 07:10 AM

**Special Magistrate Hearing**

5. K.

**Meeting Date:** 04/19/2023

**Re:** Case# 23-544 - 112 Orange Avenue

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

**Information**

**SUBJECT:**

23-544 CE	112 Orange Avenue	REEF TO RANCH REAL ESTATE INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 28, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> REEF TO RANCH REAL ESTATE INC 112 ORANGE AVE FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> COOPER OSTEEN 112 ORANGE AVENUE FT PIERCE, FL 34950
<b>OWNER:</b> RFMD INVESTMENTS LLC PO BOX 650991 VERO BEACH, FL 32965	<b>REGISTERED AGENT:</b> JAMES O'HEARN 116 N. 2ND ST.SUITE 201 FT PIERCE, FL 34950

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/28/2023 05:09 PM



**Special Magistrate Hearing**

**5. L.**

**Meeting Date:** 04/19/2023

**Re:** Case # 23-0419 - 100 S 2nd Street 101

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

**Information**

**SUBJECT:**

23-0419 CE	100 S 2nd Street 101	Sushi - Go Concepts of Fort Pierce, LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> SUSHI-GO CONCEPTS OF FORT PIERCE LLC 100 N 2ND ST 101 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> SAW CHO 2862 SE BAKERSFIELD STREET PORT ST LUCIE, FL 34952
<b>OWNER:</b> GALLERIA DOWNTOWN FT. PIERCE 1239 ALTON ROAD MIAMI BEACH, FL 33139	<b>REGISTERED AGENT:</b> GREGORY POPE 117 ORANGE AVE FT PIERCE, FL 34950

**VIOLATIONS:**

Sec. 22-19(a) – Imposed.  
Section 22-29 – Enforcement

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 04/12/2023

Started On: 02/16/2023 09:36 AM

**Special Magistrate Hearing**  
**Meeting Date:** 04/19/2023

**6. A.**

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**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:	CONTINUED
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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

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**Attachments**

Property Card  
Massey Criteria

Request  
Admin Costs

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**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 04/04/2023

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:

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

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3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

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## Heather Debevec

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**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

# Administrative Cost Estimator

3/8/2023

Property Address: 214 Hialeah Ave (22-1168)

Date case originated: 4/8/2022

Date case complied: 2/3/2023

Total time: 9 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.53	<u>8</u>	\$4.24
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>26</u>	\$13.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>1</u>	\$10.00
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Months Open	\$50.00	<u>9</u>	\$450.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>          </u>	\$0.00
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Fee set by the City Commission

**Total Estimated Cost: \$1,134.29**

**Special Magistrate Hearing**  
**Meeting Date:** 04/19/2023

**7. A.**

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**Information**

**SUBJECT:**

LC Reduction	506-508 N 17th St	Mary J Constant, Lloyd M Constant	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	N/a	Type of Presentation:	Reduction Request
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**OWNER:**

OWNER: Mary J Constant Lloyd M Constant 2706 Atlantic AVE Fort Pierce, FL 34947	
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**VIOLATIONS:**

Multiple Lot Clearing Liens

**FINDINGS/ORDER:**

<u>LIEN TYPE:</u>	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
LOT CLEARING			
CITY INCURRED FEES	\$4,042.80	\$0.00	\$4,042.82
ADMIN FEES	\$2,701.15	\$0.00	\$2,701.15
INTEREST	\$8,824.38	\$0.00	\$0.00
PENALTIES	\$1,737.44	\$0.00	\$0.00
SM HEARING FEE	\$250.00	\$0.00	\$250.00
<b>TOTAL DUE</b>	<b>\$17,555.77</b>	<b>\$0.00</b>	<b>\$6,993.97</b>

**ACTION DATES:**

April 5, 2023 - Request for Reduction received

**RECOMMENDATION:**

To be determined by Special Magistrate

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**Attachments**

Property Card  
Deed  
Request

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**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 04/12/2023

Started On: 04/12/2023 08:33 AM

### Property Identification

Site Address: 506 N 17th ST  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-122-0013-000-0  
Jurisdiction: Fort Pierce

Use Type: 0000  
Account #: 20922  
Map ID: 24/09N  
Zoning: Medium Den

### Ownership

Mary J Constant  
Lloyd M Constant  
2706 Atlantic AVE  
Fort Pierce, FL 34947

### Legal Description

9 35 40 W 125 FT OF N 125 FT OF S 258 FT OF W 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4-LESS W 25 FT FOR RD R/W

### Current Values

Just/Market Value: \$24,000  
Assessed Value: \$6,921  
Exemptions: \$0  
Taxable Value: \$6,921



### 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](#)

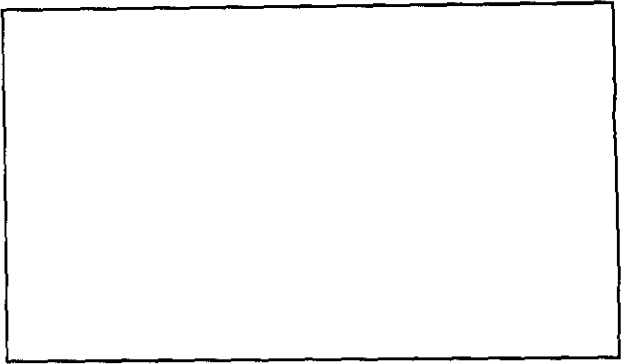
### Total Areas

Finished/Under Air (SF): 0  
Gross Sketched Area (SF): 0  
Land Size (acres): 0.43  
Land Size (SF): 18,750

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



Document prepared by:

Mary J. Constant  
2706 Atlantic Ave. Ft. Pierce  
Return to after Recording: Fla. 34947

\* Above space reserved for Recording

(If required by your jurisdiction, list above the name & address of; 1) where to return this form; 2) preparer; 3) party requesting recording.)

# Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): 2409-122-0013-000-0

THIS QUITCLAIM DEED, executed this 17 day of 10, 2018,  
by first party, Grantor, Purge and Praise Temple of God

Rev. Jerry L Gibson, whose  
mailing address is 3506 Okeechobee Road Ft. Pierce Fla 34950, to

second party, Grantee, Mary J. Constant

whose mailing address is 2706 Atlantic Ave. Ft. Pierce Fla. 34947

WITNESSETH that the said first party, for good consideration and for the sum of \$100.00

Dollars (\$100.00) paid by the said second party, the receipt whereof is hereby  
acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all  
the right, title, interest and claim, which the said first party has in and to the following described  
parcel of land, and improvements and appurtenances thereto in the County of St. Lucie

State of Florida to wit:  
9 35 40 W 125 Ft of N 125 Ft of 258 Ft of W 1/2 of NW 1/4 of  
NW 1/4 of NE 1/4 - Less W 25 Ft for RD R/W - (OR 2872-1788: 2931  
1146)

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

*Edna Dandridge*  
 Signature of Witness  
Edna Dandridge  
 Print Name of Witness

*Jerry L. Gibson*  
 Signature of Grantor  
Jerry L. Gibson  
 Print Name of Grantor

*Krystal Arnow*  
 Signature of Witness  
KRISTLE ARNOW  
 Print Name of Witness

\_\_\_\_\_  
 Signature of Grantor

\_\_\_\_\_  
 Print Name of Grantor

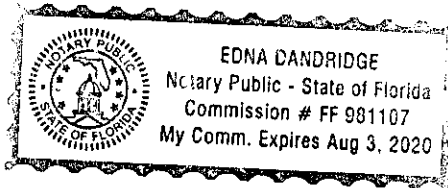
State of Florida  
 County of St Lucie

On December 17, 2018, before me, Edna Dandridge,  
 appeared Jerry Lemar Gibson, personally known to me (or proved  
 to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed  
 to the within instrument and acknowledged to me that he/she/they executed the same in  
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

*Edna Dandridge*  
 Signature of Notary  
Edna Dandridge  
 Print Name of Notary



Affiant Known Produced ID  
 Type of ID Driver License



**RECEIVED**

APR 5 2023

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	4/5/2023				
Property address:	506-508 N 17 <sup>th</sup> St				
Owner(s) of record:	Mary J Constant, Lloyd M Constant				
Mailing address:	2706 ATLANTIC AV, FORT PIERCE, FL 34947				
Property tax ID #:	2409-122-0013-000-0				
Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Lloyd M. Constant		Relationship to owner(s)	OWNER.	
Telephone #:	772-475-4915		E-Mail:	ANDROS.CONSTRUCTION@GMAIL.COM	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition	

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ 21.15	\$ 10.58
City incurred fees (MAY NOT BE REDUCED) <i>HARD COST</i>	\$ 4,042.80	\$ 4,042.80
Administrative Fees	\$ 2,680.00	\$ 1,340.00
Interest	\$ 8,824.38	\$ 4,412.19
Penalties	\$ 1,737.44	\$ 868.72
<b>TOTAL AMOUNT</b>	<b>\$ 17,305.77</b>	<b>\$ 10,674.29</b>

*Lloyd M. Constant*      4-5-2023      Lloyd M. Constant  
Signature of Owner or Representative      Date      Printed Name



**RECEIVED**

APR 5 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**REQUEST FOR REDUCTION OF PENALTY**

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 506-508 N 17TH ST

Parcel ID #: 2409-1220013-000-0

Property Owner: Lloyd & Mary CONSTANT

Mailing Address: 2706 ATLANTIC AVE, FT. PIERCE FL 34947

Telephone #: 772-834-3362 Cell Phone #: 772-475-4915

E-Mail Address: ANDROSCONSTRUCTION@GMAIL.COM

Number of Applications: 1.

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, Lloyd M. Constant, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

- 1. A number of organizations have used and are using this property for community events/services.
- 2. By keeping this property clean & open have help with and will continue to help in safety of temp parking during events.
- 3. Until we decide to build on this property, we will continue to keep it clean and accessible to the public.

PLEASE INITIAL:

LMC

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.

LMC

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 4-5-2023

FOR OFFICE USE ONLY:

RECEIVED DATE: 4/5/2023

OWNERSHIP INFORMATION:

Copy of deed provided       Proof of proxy      YES / NO

*OK JP*

REDUCTION TYPE:

Code lien # \_\_\_\_\_       Nuisance abatement lien # 1       Demolition lien # \_\_\_\_\_

REQUEST TYPE:

Fast Track       Special Magistrate Review / Hearing date: \_\_\_\_\_