

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 2, 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.	23-772 STR	1360 Carlton Court D	SALVATORE RUFFO	Heather Debevec
2.	23-773 STR	1360 Carlton Court E	SALVATORE RUFFO	Heather Debevec
3.	23-827 STR	1924 Cypress Avenue	TORRI LYNNE CHRONISTER	Heather Debevec
4.	23-636PK	South Causeway Park	Wandy Geist Ari Daniel Isaacs	Michael Rabenecker
5.	23-911 STR	2400 S Ocean Drive, Unit 3411	NICOLAE ALBU CARMEN ALBU	Heather Debevec
6.	23-1045 STR	2400 S Ocean Drive, Unit 6524	MARSHA CAPORASO (TR) MARCO GH CAPORASO	Heather Debevec
7.	23-1046 STR	2400 S Ocean Drive, Unit 7531	SANDRA GARCIA	Heather Debevec
8.	23-1429PK	Jaycee Park	Ashley Joanna Ouellette	Charmaine Kirkland

9.	23-694PK	South Causeway Park	Felix Cruz Luz Rios	Michael Rabenecker
10.	23-614PK	400 Blk South Ocean Drive	Jack Hood Transportation, Inc.	Michael Rabenecker
11.	23-1059STR	2400 S Ocean Drive, Unit 2336	BRIAN W PRATT SUSAN M PRATT	Heather Debevec
13.	23-894 PK	South Causeway Park	Claudio Santos Da Fonseca	Larry Stephens
14.	23-825 STR	1906 Indiatlantic Avenue	Susan Baker	Heather Debevec
15.	23-1431PK	South Causeway Park	Nivea Dely Aponte Ramos	Charmaine Kirkland
16.	23-1004PK	South Causeway Park	Bruno Salcedo Xala, Tanya Cotero Munoz	Charmaine Kirkland
17.	23-1422PK	South Causeway	Lisa Glyn Burton	Charmaine Kirkland
18.	23-874 PK	South Causeway Park	Johnathan Jose Sanchez Brenda Janet Fuentes	Larry Stephens
19.	23-757 STR	1122 S Ocean Drive	JONATHAN D JURA CHEMAI JURA	Heather Debevec
20.	23-762 STR	1145 S Ocean Drive	W T P INVESTMENT GROUP LLC	Heather Debevec
21.	23-763 STR	1156 S Ocean Drive	M SHANE GLAZER	Heather Debevec
22.	23-1083 PK	South Causeway Park	Thomas Morrell	Larry Stephens
23.	23-1335 PK	N 2nd St	RICHARD LEWIS MCKINNEY	Larry Stephens
24.	23-699PK	Jaycee Park	Alan Johnson	Michael Rabenecker

4. PUBLIC HEARINGS - CITATIONS

A.	23-1114PK	South Causeway	Jasmine Patrice Lewis	Charmaine Kirkland
B.	23-1117PK	100 Atlantic Avenue	Jonathan Richard Jenkins	Charmaine Kirkland
C.	23-1215PK	South Causeway Park	Lauren Leigh Walker	Charmaine Kirkland
D.	23-1217PK	South Causeway Park	Jessica Jenene McFarland	Charmaine Kirkland
E.	23-1367 PK	South Causeway Park	Jacques Andre Pierre	Larry Stephens
F.	23-1157 PK	South Causeway Park	Melissa Maria Sesta	Larry Stephens
G.	23-1327 PK	South Causeway Park	Kathleen McKenna	Larry Stephens
H.	23-1328 PK	South Causeway Park	Jennifer Jean Maselli	Larry Stephens
I.	23-885 PK	South Causeway Park	Brandon Joseph Rogers Mariah Aliyah Ortiz	Larry Stephens
J.	23-1820PK	100 Blk Hernando Street	Luther Trucking, INC	Michael Rabenecker
K.	23-1394PK	South Causeway Park	Dean Camacho	Michael Rabenecker
L.	23-1789PK	100 Blk Marina Way	Alexis Ritchie	Michael Rabenecker
M.	23-1025PK	South Causeway Park	Jeremias Mejia	Michael Rabenecker
N.	23-969PK	South Causeway Park	Sixt Rent A Car LLC	Michael Rabenecker
O.	23-970PK	South Causeway Park	Graciela Kern	Michael Rabenecker
P.	23-1103PK	100 Blk North Indian River Drive	Steven Topolski	Michael Rabenecker
Q.	23-1191PK	200 Blk North Indian River Drive	Southwide Industries, INC	Michael Rabenecker
R.	23-606PK	600 North Indian River Drive	James Wetzal	Michael Rabenecker

S.	23-613PK	400 Blk South Ocean Drive	Education Advantage, LLC	Michael Rabenecker
T.	23-611PK	Jetty Park	Jock Tate	Michael Rabenecker
U.	23-583PK	South Causeway Park	Christopher Brown Amanda Hirsch	Michael Rabenecker
V.	23-601PK	South Causeway Park	Jill Nicole Mahre	Michael Rabenecker
W.	23-604PK	South Causeway Park	Kerrie Williams	Michael Rabenecker
X.	23-633PK	Jaycee Park	Sean Murphy	Michael Rabenecker
Y.	23-735PK	South Causeway Park	Diana Rios	Michael Rabenecker
Z.	23-692PK	South Causeway Park	Luiz Lacerda	Michael Rabenecker
AA.	23-689PK	South Causeway Park	Aminatha Joachim	Michael Rabenecker
BB.	23-701PK	Jaycee Park	Ethan Jones	Michael Rabenecker
CC.	23-1258PK	South Causeway Park	Carmelo Alfieri	Michael Rabenecker
DD.	23-696PK	Jaycee Park	Gerardo Macias Doreen Stone	Michael Rabenecker
EE.	23-797PK	South Causeway Park	Karl Kahmann	Michael Rabenecker
FF.	23-798PK	South Causeway Park	Violet Mariyacha Michael Mariyacha	Michael Rabenecker
GG.	23-786PK	400 Blk Pinewood Drive	Linnes Finney, JR	Michael Rabenecker
HH.	23-784PK	100 Blk Orange Avenue	Matias Asenjo	Michael Rabenecker
II.	23-886PK	Jaycee Park	Michael Miller	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-1488CE	1909 Avenue P	Ervin E McMillian, Kathy M Thompson, Bobby McMillan	Charmaine Kirkland
B.	23-1343CE	2007 Esplanade Avenue N	Cynthia D Johnson	Charmaine Kirkland
C.	23-1685 CE	601 N 18th St	All Around Town LLC	Charmaine Kirkland
D.	23-1340 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
E.	23-830 STR	2009 Avenue O	RICARDO G CASTRO GUTIERREZ MIZAIDA ESPINOSA VAZQUEZ	Heather Debevec
F.	23-764 STR	1241 Bonefish Court	DENA PHILLIPS RICHARD G PHILLIPS	Heather Debevec
G.	23-765 STR	1261 Bonefish Court	TANZILA KULMAN	Heather Debevec
H.	23-724 STR	1101 Granada Street	DOROTHY A HUFF	Heather Debevec
I.	23-823 STR	1811 Melaleuca Drive	Ryan Kenney	Heather Debevec
J.	23-841 STR	2400 S Ocean Drive, Unit 3421	OMAR JOEL PADRON	Heather Debevec
K.	23-1006 CE	2705 Avenue E	Rossana T Zagal	Isaac Saucedo
L.	23-995 CE	2508 Avenue J	Jacqueline M Brown	Isaac Saucedo
M.	23-1010 CE	2801 Avenue E	Daniel Alejandro Gonzalez Tolentino Morgan Faye Newcomb	Isaac Saucedo
N.	23-1011 CE	2807 Avenue E	Helen Alexander Gracie Gordon	Isaac Saucedo

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

A.	22-1587 CE	604 S 24th St	Emetro Zuniga	Isaac Saucedo
B.	22-2520 CE	202 Maple Ave	Florentino Areyan	Heather Debevec
C.	23-0402 CE	2703 Hills Court	Lyudmila Bush	Heather Debevec
D.	22-1970 CE	326 N 15th St	Errol Stewart, Errol Stewart Jr	Heather Debevec

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

8. **OTHER CASES**

A.	23-2035	606 N 29th St.	Goodwill Presbyterian Church	Jenifer Crespo-Martinez
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	22-3378 CE	2002 Orange Avenue	Knight Universal INC	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: 08/02/2023

Re: Case # 23-772 - 1360 Carlton Court D

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

Information

SUBJECT:

23-772 STR	1360 Carlton Court D	SALVATORE RUFFO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	PULLED BY STAFF
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OWNER:

OWNER: SALVATORE RUFFO 1663 DEKALB AVE BROOKLYN, NY 11237	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 04:59 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

3. B. 2.

Meeting Date: 08/02/2023

Re: Case# 23-773 - 1360 Carlton Court E

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

Information

SUBJECT:

23-773 STR	1360 Carlton Court E	SALVATORE RUFFO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SALVATORE RUFFO 1663 DEKALB AVE BROOKLYN, NY 11237	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 05:09 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

3. B. 3.

Meeting Date: 08/02/2023

Re: Case # 23-827 - 1924 Cypress Avenue

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

Information

SUBJECT:

23-827 STR	1924 Cypress Avenue	TORRI LYNNE CHRONISTER	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: TORRI LYNNE CHRONISTER 1924 CYPRESS AVE FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the property with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2023

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

Special Magistrate Hearing**3. B. 4.****Meeting Date:** 08/02/2023**Re:** Case# 23-636 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-636PK	South Causeway Park	Wandy Geist Ari Daniel Isaacs	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 4, 2023	Type of Presentation:	VOIDED
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OWNER:

VIOLATOR: Wandy Geist	VIOLATOR: Ari Daniel Isaacs
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19114PK	34-31(L) Parking in 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: 07/26/2023

Started On: 06/28/2023 10:14 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 08/02/2023

Re: Case # 23-911 - 2400 S Ocean Drive, Unit 3411

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

Information

SUBJECT:

23-911 STR	2400 S Ocean Drive, Unit 3411	NICOLAE ALBU CARMEN ALBU	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 14, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: NICOLAE ALBU CARMEN ALBU 312 ROCKING HORSE LN BLOWING ROCK, NC 28605	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,600.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/02/2023 05:34 PM

Final Approval Date: 06/14/2023

Special Magistrate Hearing

3. B. 6.

Meeting Date: 08/02/2023

Re: Case# 23-1045 - 2400 S Ocean Dr, Unit 6524

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

Information

SUBJECT:

23-1045 STR	2400 S Ocean Drive, Unit 6524	MARSHA CAPORASO (TR) MARCO GH CAPORASO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: MARSHA CAPORASO (TR) MARCO GH CAPORASO 6910 3RD AVE KENOSHA, WI 53143	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$4,350.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/14/2023

Started On: 05/03/2023 11:18 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 08/02/2023

Re: Case# 23-1046 - 2400 S Ocean Drive, Unit 7531

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

Information

SUBJECT:

23-1046 STR	2400 S Ocean Drive, Unit 7531	SANDRA GARCIA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SANDRA GARCIA 2400 S OCEAN DR CATII APT 7531 FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,750.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/14/2023

Started On: 05/03/2023 11:34 AM

Special Magistrate Hearing**3. B. 8.****Meeting Date:** 08/02/2023**Re:** Case #23-1429 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1429PK	Jaycee Park	Ashley Joanna Ouellette	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 13, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Ashley Joanna Ouellette Roger Campbell Ouellette	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18882PK	34-31(E) 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
 Final Approval Date: 07/26/2023

Started On: 06/23/2023 12:03 PM

Special Magistrate Hearing**3. B. 9.****Meeting Date:** 08/02/2023**Re:** Case# 23-694 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-694PK	South Causeway Park	Felix Cruz Luz Rios	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 5, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Felix Cruz	VIOLATOR: Luz Rios
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19132PK	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: Michael Rabenecker
Final Approval Date: 07/26/2023

Started On: 06/30/2023 10:16 AM

Special Magistrate Hearing**3. B. 10.****Meeting Date:** 08/02/2023**Re:** Case# 23-614 - 400 Blk South Ocean Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-614PK	400 Blk South Ocean Drive	Jack Hood Transportation, Inc.	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jack Hood Transportation, Inc.	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19089PK	34-31(N) Parked 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
Final Approval Date: 07/26/2023

Started On: 06/28/2023 09:27 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 08/02/2023

Re: Case# 23-1059 - 2400 S Ocean Dr, Unit 2336

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

Information

SUBJECT:

23-1059STR	2400 S Ocean Drive, Unit 2336	BRIAN W PRATT SUSAN M PRATT	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 21, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: BRIAN W PRATT SUSAN M PRATT 2400 S OCEAN DR APT 2336 FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and register the short term rental or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short-term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

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

Final Approval Date: 06/14/2023

Special Magistrate Hearing

3. B. 13.

Meeting Date: 08/02/2023

Re: Case# 23-894 South Causeway Park

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

Information

SUBJECT:

23-894 PK	South Causeway Park	Claudio Santos Da Fonseca	Larry Stephens
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CASE INFORMATION:

Case Initiated:	March 26, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Claudio Santos Da Fonseca	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19406 PK	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: Larry Stephens

Started On: 07/02/2023 04:19 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

3. B. 14.

Meeting Date: 08/02/2023

Re: Case# 23-825 - 1906 Indiatlanitc Avenue

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

Information

SUBJECT:

23-825 STR	1906 Indiatlantic Avenue	Susan Baker	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SUSAN L BAKER 13575 CARLTON DRIVE WELLINGTON, FL 33414	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Contact the City Clerk's office and register the short term rental, or remove all ads and cease rentals.

RECOMMENDATION:

The City requests that a fine of \$5000 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 cancellation 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
Final Approval Date: 06/14/2023

Started On: 04/25/2023 05:51 PM

Special Magistrate Hearing**3. B. 15.****Meeting Date:** 08/02/2023**Re:** Case #23-1431 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1431PK	South Causeway Park	Nivea Dely Aponte Ramos	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 13, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Nivea Dely Aponte Ramos Jonix Javier Granado Bruno	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18879PK	34-31(E) Improper Parking (amended)	\$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: 06/23/2023 11:54 AM

Final Approval Date: 07/26/2023

Special Magistrate Hearing**3. B. 16.****Meeting Date:** 08/02/2023**Re:** Case #23-1004 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1004PK	South Causeway Park	Bruno Salcedo Xala, Tanya Coterio Munoz	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	PAID
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OWNER:

OWNER: Bruno Salcedo Xala Tanya Coterio Munoz	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18839PK	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
Final Approval Date: 07/05/2023

Started On: 05/12/2023 09:49 AM

Special Magistrate Hearing**3. B. 17.****Meeting Date:** 08/02/2023**Re:** Case #23-1422 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1422PK	South Causeway	Lisa Glyn Burton	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 13, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Lisa Glyn Burton	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18878PK	34-31(E) Parking Prohibited/ Limited (amended)	\$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: 07/26/2023

Started On: 06/23/2023 11:44 AM

Special Magistrate Hearing**3. B. 18.****Meeting Date:** 08/02/2023**Re:** Case# 23-874 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-874 PK	South Causeway Park	Johnathan Jose Sanchez Brenda Janet Fuentes	Larry Stephens
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CASE INFORMATION:

Case Initiated:	March 26, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Johnathan Jose Sanchez Brenda Janet Fuentes	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19403PK	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: Larry Stephens

Started On: 07/02/2023 04:32 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

3. B. 19.

Meeting Date: 08/02/2023

Re: Case # 23-757 - 1122 S Ocean Drive

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

Information

SUBJECT:

23-757 STR	1122 S Ocean Drive	JONATHAN D JURA CHEMAI JURA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	PULLED BY STAFF
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OWNER:

OWNER: JONATHAN D JURA CHEMAI JURA 1122 S OCEAN DR FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/05/2023 03:01 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

3. B. 20.

Meeting Date: 08/02/2023

Re: Case # 23-762 - 1145 S Ocean Drive

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

Information

SUBJECT:

23-762 STR	1145 S Ocean Drive	W T P INVESTMENT GROUP LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: W T P INVESTMENT GROUP LLC 652 NE OCEAN DR STUART, FL 34996	REGISTERED AGENT: STEVE SARNO 1121 SE OCEAN BLVD, FLOOR 2 STUART, FL 34996
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Regiswter the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$6,169.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2023

Started On: 05/05/2023 03:51 PM

Special Magistrate Hearing

3. B. 21.

Meeting Date: 08/02/2023

Re: Case # 23-763- 1156 S Ocean Drive

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

Information

SUBJECT:

23-763 STR	1156 S Ocean Drive	M SHANE GLAZER	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: M SHANE GLAZER 4804 JEFFERSON # 601 KANSAS CITY, MO 64112	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2023

Started On: 05/05/2023 03:31 PM

Special Magistrate Hearing
Meeting Date: 08/02/2023

3. B. 22.

Information

SUBJECT:

23-1083 PK	South Causeway Park	Thomas Morrell	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Thomas Morrell	
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GENERAL INFO:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19411PK	34-31(E) No Parking Anytime (amended)	\$50.00	\$10.00		\$60.00

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: 07/05/2023

Started On: 05/10/2023 12:29 PM

Special Magistrate Hearing**3. B. 23.****Meeting Date:** 08/02/2023**Re:** Case# 23-1335 Marina Way & N 2nd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1335 PK	N 2nd St	RICHARD LEWIS MCKINNEY	Larry Stephens
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CASE INFORMATION:

Case Initiated:	MAY 8th 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: RICHARD LEWIS MCKINNEY	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18189 PK	34-31(N) Parking in opposite 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: Larry Stephens

Started On: 06/11/2023 09:03 AM

Final Approval Date: 07/05/2023

Special Magistrate Hearing**3. B. 24.****Meeting Date:** 08/02/2023**Re:** Case# 23-699 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-699PK	Jaycee Park	Alan Johnson	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 5, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Alan Johnson	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19153PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 10:50 AM

Special Magistrate Hearing

4. A.

Meeting Date: 08/02/2023

Re: Case #23-1114 - South Causeway Park

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

Information

SUBJECT:

23-1114PK	South Causeway	Jasmine Patrice Lewis	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 15, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jasmine Patrice Lewis	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18850PK	34-31(E) Parking Prohibited/ Limited (amended)	\$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: 07/05/2023

Started On: 05/24/2023 02:38 PM

Special Magistrate Hearing

4. B.

Meeting Date: 08/02/2023

Re: Case #23-1117 - 100 Atlantic Avenue

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

Information

SUBJECT:

23-1117PK	100 Atlantic Avenue	Jonathan Richard Jenkins	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 18, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jonathan Richard Jenkins	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18853PK	34-31(P) Handicap	\$250.00	\$10.00	\$18.00	\$278.00

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: 05/24/2023 02:56 PM

Final Approval Date: 07/05/2023

Special Magistrate Hearing

4. C.

Meeting Date: 08/02/2023

Re: Case #23-1215 - South Causeway Park

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

Information

SUBJECT:

23-1215PK	South Causeway Park	Lauren Leigh Walker	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 22, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Lauren Leigh Walker	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18859PK	34-31(E) Parking Prohibited/ Limited (amended)	\$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: 07/05/2023

Started On: 05/24/2023 04:31 PM

Special Magistrate Hearing

4. D.

Meeting Date: 08/02/2023

Re: Case #23-1217 - South Causeway Park

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

Information

SUBJECT:

23-1217PK	South Causeway Park	Jessica Jenene McFarland	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 22, 2023	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Jessica Jenene McFarland	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18861PK	34-31(E) Parking Prohibited/ Limited (amended)	\$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: 07/05/2023

Started On: 05/24/2023 04:37 PM

Special Magistrate Hearing

4. E.

Meeting Date: 08/02/2023

Re: Case# 23-1367 - South Causeway Park

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

Information

SUBJECT:

23-1367 PK	South Causeway Park	Jacques Andre Pierre	Larry Stephens
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CASE INFORMATION:

Case Initiated:	May 14th, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Jacques Andre Pierre	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18193 PK	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: Larry Stephens

Started On: 06/13/2023 02:19 PM

Final Approval Date: 07/05/2023

Special Magistrate Hearing
Meeting Date: 08/02/2023

4. F.

Information

SUBJECT:

23-1157 PK	South Causeway Park	Melissa Maria Sesta	Larry Stephens
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Melissa Maria Sesta	
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GENERAL INFO:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19417 PK	34-31(E) No Parking Anytime (amended)	\$50.00	\$10.00		\$60.00

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: 07/12/2023

Started On: 05/23/2023 03:53 PM

Special Magistrate Hearing

4. G.

Meeting Date: 08/02/2023

Re: Case# 23-1327 - South Causeway Park

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

Information

SUBJECT:

23-1327 PK	South Causeway Park	Kathleen McKenna	Larry Stephens
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CASE INFORMATION:

Case Initiated:	May 7th, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Kathleen McKenna	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18184 PK	34-31(E) No Parking Anytime (amended)	\$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: 07/05/2023

Started On: 07/05/2023 09:32 AM

Special Magistrate Hearing

4. H.

Meeting Date: 08/02/2023

Re: Case # 23-1328 South Causeway Park

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

Information

SUBJECT:

23-1328 PK	South Causeway Park	Jennifer Jean Maselli	Larry Stephens
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CASE INFORMATION:

Case Initiated:	May 7th , 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jennifer Jean Maselli	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18188 PK	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: Larry Stephens

Started On: 06/11/2023 09:26 AM

Final Approval Date: 07/05/2023

Special Magistrate Hearing

4. I.

Meeting Date: 08/02/2023

Re: Case# 23-885 South Causeway

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

Information

SUBJECT:

23-885 PK	South Causeway Park	Brandon Joseph Rogers Mariah Aliyah Ortiz	Larry Stephens
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CASE INFORMATION:

Case Initiated:	March 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Brandon Joseph Rogers Mariah Aliyah Ortiz	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19402PK	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: Larry Stephens

Started On: 07/02/2023 08:19 AM

Final Approval Date: 07/26/2023

Special Magistrate Hearing**4. J.****Meeting Date:** 08/02/2023**Re:** Case# 23-1820-100 Blk Hernando Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1820PK	100 Blk Hernando Street	Luther Trucking, INC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 11, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Luther Trucking, INC	VIOLATOR: Joey Luther
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19896PK	34-31(A) Improper Parking-Over the Line	\$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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 07/07/2023 03:31 PM

Special Magistrate Hearing**4. K.****Meeting Date:** 08/02/2023**Re:** Case# 23-1394-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1394PK	South Causeway Park	Dean Camacho	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 14, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Dean Camacho	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19396PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 08:31 AM

Special Magistrate Hearing

4. L.

Meeting Date: 08/02/2023**Re:** Case# 23-1789-100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1789PK	100 Blk Marina Way	Alexis Ritchie	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Alexis Ritchie	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19464PK	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: Michael Rabenecker
 Final Approval Date: 07/05/2023

Started On: 06/16/2023 03:08 PM

Special Magistrate Hearing**4. M.****Meeting Date:** 08/02/2023**Re:** Case #23-1025-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1025PK	South Causeway Park	Jeremias Mejia	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jeremias Mejia	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19275PK	34-31(E) Parking Prohibited	\$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: 07/26/2023

Started On: 06/30/2023 04:33 PM

Special Magistrate Hearing**4. N.****Meeting Date:** 08/02/2023**Re:** Case #23-969-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-969PK	South Causeway Park	Sixt Rent A Car LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 2, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Sixt Rent A Car LLC	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19252PK	34-31(E) Parking Prohibited	\$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: 07/26/2023

Started On: 06/30/2023 04:39 PM

Special Magistrate Hearing**4. O.****Meeting Date:** 08/02/2023**Re:** Case #23-970-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-970PK	South Causeway Park	Graciela Kern	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 2, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Graciela Kern	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19249PK	34-31(P) Parking in the handicapped Access	\$250.00	\$10.00	\$18.00	\$278.00

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: 07/26/2023

Started On: 06/30/2023 04:45 PM

Special Magistrate Hearing

4. P.

Meeting Date: 08/02/2023

Re: Case# 23-1103-100 Blk North Indian River Drive

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

Information

SUBJECT:

23-1103PK	100 Blk North Indian River Drive	Steven Topolski	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 15, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Steven Topolski	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19290PK	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: Michael Rabenecker
Final Approval Date: 07/26/2023

Started On: 06/30/2023 04:18 PM

Special Magistrate Hearing**4. Q.****Meeting Date:** 08/02/2023**Re:** Case# 23-1191-200 Blk North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1191PK	200 Blk North Indian River Drive	Southwide Industries, INC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Southwide Industries, Inc.	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19296PK	34-31(L) Parking in 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: 07/26/2023

Started On: 06/30/2023 04:12 PM

Special Magistrate Hearing**4. R.****Meeting Date:** 08/02/2023**Re:** Case# 23-606 - 600 North Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-606PK	600 North Indian River Drive	James Wetzel	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: James Wetzel	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19084PK	34-31(L) Parking In 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: 07/26/2023

Started On: 06/21/2023 08:24 AM

Special Magistrate Hearing**4. S.****Meeting Date:** 08/02/2023**Re:** Case# 23-613-400 Blk South Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-613PK	400 Blk South Ocean Drive	Education Advantage, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Education Advantage, LLC	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19088PK	34-31(N) Parked 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
 Final Approval Date: 07/26/2023

Started On: 06/28/2023 09:17 AM

Special Magistrate Hearing

4. T.

Meeting Date: 08/02/2023**Re:** Case# 23-611-Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-611PK	Jetty Park	Jock Tate	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jock Tate	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19091PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/28/2023 09:36 AM

Special Magistrate Hearing**4. U.****Meeting Date:** 08/02/2023**Re:** Case# 23-583-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-583PK	South Causeway Park	Christopher Brown Amanda Hirsch	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Christopher Brown	VIOLATOR: Amanda Hirsch
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19093PK	34-31(L) Parking in 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: 07/26/2023

Started On: 06/28/2023 09:42 AM

Special Magistrate Hearing**4. V.****Meeting Date:** 08/02/2023**Re:** Case# 23-601-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-601PK	South Causeway Park	Jill Nicole Mahre	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Jill Nicole Mahre	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19094PK	34-31(E) Parking Prohibited	\$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: 06/28/2023 09:49 AM

Final Approval Date: 07/26/2023

Special Magistrate Hearing**4. W.****Meeting Date:** 08/02/2023**Re:** Case# 23-604-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-604PK	South Causeway Park	Kerrie Williams	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	February 26, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Kerrie Williams	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19096PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/28/2023 10:06 AM

Special Magistrate Hearing**4. X.****Meeting Date:** 08/02/2023**Re:** Case# 23-633-Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-633PK	Jaycee Park	Sean Murphy	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 4, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Sean Murphy	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19118PK	34-31(C) Restricted Parking: Boat Trailer	\$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: 07/26/2023

Started On: 06/30/2023 09:34 AM

Special Magistrate Hearing**4. Y.****Meeting Date:** 08/02/2023**Re:** Case# 23-735-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-735PK	South Causeway Park	Diana Rios	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Diana Rios	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19131PK	34-31(E) Parking Prohibited	\$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: 07/26/2023

Started On: 06/30/2023 10:09 AM

Special Magistrate Hearing

4. Z.

Meeting Date: 08/02/2023

Re: Case #23-692-South Causeway Park

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

Information

SUBJECT:

23-692PK	South Causeway Park	Luiz Lacerda	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Luiz Lacerda	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19146PK	34-31(e) Parking Regulation	\$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: 07/26/2023

Started On: 06/30/2023 10:24 AM

Special Magistrate Hearing

4. AA.

Meeting Date: 08/02/2023

Re: Case #23-689 - South Causeway Park

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

Information

SUBJECT:

23-689PK	South Causeway Park	Aminatha Joachim	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Aminatha Joachim	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19150PK	34-31(E) Parking Prohibited	\$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: 07/26/2023

Started On: 06/30/2023 10:33 AM

Special Magistrate Hearing**4. BB.****Meeting Date:** 08/02/2023**Re:** Case #23-701-Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-701PK	Jaycee Park	Ethan Jones	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Ethan Jones	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19152PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 10:41 AM

Special Magistrate Hearing**4. CC.****Meeting Date:** 08/02/2023**Re:** Case #23-1258-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1258PK	South Causeway Park	Carmelo Alfieri	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 29, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Carmelo Alfieri	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19332PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 04:07 PM

Special Magistrate Hearing

4. DD.

Meeting Date: 08/02/2023

Re: Case #23-696-Jaycee Park

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

Information

SUBJECT:

23-696PK	Jaycee Park	Gerardo Macias Doreen Stone	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Gerardo Macias	VIOLATOR: Doreen Stone
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19155PK	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: Michael Rabenecker
Final Approval Date: 07/26/2023

Started On: 06/30/2023 10:57 AM

Special Magistrate Hearing**4. EE.****Meeting Date:** 08/02/2023**Re:** Case #23-797-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-797PK	South Causeway Park	Karl Kahmann	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 18, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Karl Kahmann	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19184PK	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: Michael Rabenecker
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 11:11 AM

Special Magistrate Hearing**4. FF.****Meeting Date:** 08/02/2023**Re:** Case #23-798-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-798PK	South Causeway Park	Violet Mariyacha Michael Mariyacha	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 18, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Violet Mariyacha	VIOLATOR: Michael Mariyacha
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19185PK	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: Michael Rabenecker
Final Approval Date: 07/26/2023

Started On: 06/30/2023 11:21 AM

Special Magistrate Hearing**4. GG.****Meeting Date:** 08/02/2023**Re:** Case# 23-786-400 Blk Pinewood Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-786PK	400 Blk Pinewood Drive	Linnes Finney, JR	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 19, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Linnes Finney, Jr.	VIOLATOR:
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VIOLATIONS:

qCitation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19187PK	34-31(L) Parking in 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: 07/26/2023

Started On: 06/30/2023 12:45 PM

Special Magistrate Hearing**4. HH.****Meeting Date:** 08/02/2023**Re:** Case# 23-784-100 Blk Orange Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-784PK	100 Blk Orange Avenue	Matias Asenjo	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 19, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Matias Asenjo	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19190PK	34-32(B) Loading Zone-30 Minute 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: 06/30/2023 12:53 PM

Special Magistrate Hearing

4. II.

Meeting Date: 08/02/2023

Re: Case #23-886-Jaycee Park

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

Information

SUBJECT:

23-886PK	Jaycee Park	Michael Miller	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 25, 2023	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Michael Miller	VIOLATOR:
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19199PK	34-31(C) Restricted Parking-Boat Trailer 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: Michael Rabenecker
Final Approval Date: 07/26/2023

Started On: 06/30/2023 01:01 PM

Special Magistrate Hearing

5. A.

Meeting Date: 08/02/2023

Re: Case #23-1488 - 1909 Avenue P

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

Information

SUBJECT:

23-1488CE	1909 Avenue P	Ervin E McMillian, Kathy M Thompson, Bobby McMillan	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 24, 2023	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Ervin E McMillian Kathy M Thompson Bobby McMillan PO Box 3991 Fort Pierce, FL 34948	
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VIOLATIONS:

Section 125-308(a) – Clear vision area
Section 125-322(b)(5) – Fence maintenance – Permit required

CORRECTIVE ACTIONS:

1. Please refrain fence from obstructing a clear vision into right of way at all times.
2. Please remove or obtain permit for fence installed in front of home. If you have any questions please contact the Planning Department (772) 467-3737

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 07/05/2023

Started On: 06/16/2023 11:59 AM

Special Magistrate Hearing

5. B.

Meeting Date: 08/02/2023

Re: Case #23-1343 - 2007 Esplanade Avenue N

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

Information

SUBJECT:

23-1343CE	2007 Esplanade Avenue N	Cynthia D Johnson	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 24, 2023	Type of Presentation:	Regular
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OWNER:

VIOLATOR: CYNTHIA D JOHNSON 2007 ESPLANADE AVE N FT PIERCE, FL 34982	
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VIOLATIONS:

1. IPMC 302.7 Accessory structures.
2. IPMC 304.2 Protective treatment.
3. Section 123-37(12) – Landscape maintenance
4. Section 26-3 – Storage of commodities
5. Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
6. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Please repair the deteriorated fence.
2. Please pressure wash and paint the shed where molding, chipping or deterioration has occurred.
3. Please cut/trim all overgrown grass and trees.
4. Please remove all tires, buckets, ladders, and wood pallets located inside the trailer.
5. Please remove or register all non-operable vehicles located on the property.
6. Please remove all tires, buckets, trash and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 07/26/2023

Started On: 07/01/2023 08:27 AM

Special Magistrate Hearing

5. C.

Meeting Date: 08/02/2023

Re: Case #23-1685 -601 N 18th St

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

Information

SUBJECT:

23-1685 CE	601 N 18th St	All Around Town LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 14, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: ALL AROUND TOWN LLC 2225 NW 32ND TER LAUDERDALE LAKES, FL 33311	REGISTERED AGENT: ALEXUS J DOWNING - AWAD 2225 NW 32ND TERR LAUDERDALE LAKES, FL 33311
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VIOLATIONS:

Section 123-37(12) -Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please cut 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 5 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 07/26/2023

Started On: 06/30/2023 04:53 PM

Special Magistrate Hearing

5. D.

Meeting Date: 08/02/2023

Re: Case # 23-1340 - 2827 S Indian River Dr

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

Information

SUBJECT:

23-1340 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 12, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: 2827 S INDIAN RIVER DR LLC 4200 NW 16TH ST LAUDERHILL, FL 33313	REGISTERED AGENT: REGISTERED AGENTS INC 7901 4TH ST N STE 300 ST PETERSBURG, FL 33702
OTHER: 2827 S INDIAN RIVER DR LLC 4200 NW 16TH ST SUITE 100 PLANTATION, FL 33313	

VIOLATIONS:

- Sec. 22-19(a) – Imposed.
- Section 22-29 – Enforcement
- Sec. 22-506 (b) Registration. - Standards and requirements

CORRECTIVE ACTIONS:

1. Obtain a business tax receipt for the short term rental property.
 2. Register the short term rental with City Clerk’s office.
- OR
3. Cease all short term rentals and remove all ads immediately.

RECOMMENDATION:

The City requests that a fine of \$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
Final Approval Date: 07/26/2023

Started On: 06/14/2023 10:58 AM

Special Magistrate Hearing

5. E.

Meeting Date: 08/02/2023

Re: Case # 23-830 - 2009 Avenue O

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

Information

SUBJECT:

23-830 STR	2009 Avenue O	RICARDO G CASTRO GUTIERREZ MIZaida ESPINOSA VAZQUEZ	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: RICARDO G CASTRO GUTIERREZ MIZaida ESPINOSA VAZQUEZ 2009 AVENUE O FT PIERCE, FL 34950	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 03:07 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

5. F.

Meeting Date: 08/02/2023

Re: Case # 23-764 - 1241 Bonefish Court

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

Information

SUBJECT:

23-764 STR	1241 Bonefish Court	DENA PHILLIPS RICHARD G PHILLIPS	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: DENA PHILLIPS RICHARD G PHILLIPS 1241 BONEFISH CT FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2023

Started On: 05/03/2023 04:13 PM

Special Magistrate Hearing

5. G.

Meeting Date: 08/02/2023

Re: Case # 23-765 - 1261 Bonefish Court

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

Information

SUBJECT:

23-765 STR	1261 Bonefish Court	TANZILA KULMAN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: TANZILA KULMAN 1261 BONEFISH CT FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/03/2023 04:40 PM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

5. H.

Meeting Date: 08/02/2023

Re: Case # 23-724 - 1101 Granada Street

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

Information

SUBJECT:

23-724 STR	1101 Granada Street	DOROTHY A HUFF	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: DOROTHY A HUFF 1101 GRANADA ST FT PIERCE, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's office or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$5,000.00 be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short- term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec

Started On: 05/05/2023 07:46 AM

Final Approval Date: 07/26/2023

Special Magistrate Hearing

5. I.

Meeting Date: 08/02/2023

Re: Case 23-823 -1811 Melaleuca Drive

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

Information

SUBJECT:

23-823 STR	1811 Melaleuca Drive	Ryan Kenney	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Short Term Rental
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OWNER:

OWNER: RYAN LEE KENNEY	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's office or cease all rentals and remove all ads.

RECOMMENDATION:

The City requests that a fine of \$5000 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: 04/26/2023 07:15 AM

Final Approval Date: 06/14/2023

Special Magistrate Hearing

5. J.

Meeting Date: 08/02/2023

Re: Case # 23-841 - 2400 S Ocean Drive, Unit 3421

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

Information

SUBJECT:

23-841 STR	2400 S Ocean Drive, Unit 3421	OMAR JOEL PADRON	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: OMAR JOEL PADRON 50 SW 130TH AVE MIAMI, FL 33184	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and register the short term rental or remove all ads.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine equal to one month's rental (\$3,300.00) be assessed and order all utilities to the premises be suspended while the violation continues. All future rentals be terminated immediately. All advertisements for short-term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/14/2023

Started On: 05/02/2023 05:50 PM

Special Magistrate Hearing

5. K.

Meeting Date: 08/02/2023

Re: Case # 23-1006 - 2705 Avenue E

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

Information

SUBJECT:

23-1006 CE	2705 Avenue E	Rossana T Zagal	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Rossana T Zagal (TR) 9 Piedmont A Delray Beach, FL 33484	
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VIOLATIONS:

IPMC 304.2 Protective treatment
 Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions
 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 trim bushes down to 4ft located in front yard.
3. Please remove storage bins, mats and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 07/05/2023

Started On: 06/16/2023 10:09 AM

Special Magistrate Hearing

5. L.

Meeting Date: 08/02/2023

Re: Case # 23-995 - 2508 Avenue J

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

Information

SUBJECT:

23-995 CE	2508 Avenue J	Jacqueline M Brown	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Jacqueline M Brown 2508 Avenue J Fort Pierce, FL 34947	
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VIOLATIONS:

- IPMC 304.6 Exterior walls.
- IPMC 302.7 Accessory structures.
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage.
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please repair all rotten wood located throughout home. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.
2. Please remove or repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the building department at (772) 467-3718.
3. Please remove coolers, trash, storage bins, wood and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Please pressure wash and paint home where molding, chipping or deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 14 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
Final Approval Date: 07/05/2023

Started On: 06/20/2023 01:27 PM

Special Magistrate Hearing

5. M.

Meeting Date: 08/02/2023

Re: Case # 23-1010 - 2801 Avenue E

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

Information

SUBJECT:

23-1010 CE	2801 Avenue E	Daniel Alejandro Gonzalez Tolentino Morgan Faye Newcomb	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Daniel A Gonzalez Tolentino Morgan Faye Newcomb 3156 Turtle CV West Palm Beach, FL 33411	
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VIOLATIONS:

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. Please refrain from parking vehicles on grass at all times.
2. Please pressure wash and paint home were 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 \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/05/2023

Started On: 06/20/2023 02:01 PM

Special Magistrate Hearing

5. N.

Meeting Date: 08/02/2023

Re: Case # 23-1011 - 2807 Avenue E

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

Information

SUBJECT:

23-1011 CE	2807 Avenue E	Helen Alexander Gracie Gordon	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 13, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Helen Alexander Gracie Gordon 2807 Avenue E Fort Pierce, FL 34947	
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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 702.4 Emergency escape openings (covered windows)
 Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
2. Please remove all plywood, boxes, trash and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Please remove all indoor furniture located throughout yard. All Indoor furniture must be kept indoors at all times.
4. Please remove all shutters located on windows throughout home.
5. Please trim tree located in front 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 \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo

Started On: 06/20/2023 02:35 PM

Final Approval Date: 07/05/2023

Special Magistrate Hearing
Meeting Date: 08/02/2023

6. A.

Information

SUBJECT:

22-1587 CE	604 S 24th St	Emetro Zuniga	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	May 18, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Emetrio Zuniga 604 S 24th St Fort Pierce, FL 34950	
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VIOLATIONS:

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

FINDINGS/ORDER:

On December 7, 2022, Special Magistrate found violator 10 days to comply or be fined daily \$150.

ACTION DATES:

December 7, 2022 - Special Magistrate gave violator 10 days to comply or fine of \$150 daily.
March 14, 2023 - Affidavit of Non-Compliance sent to violator
April 4, 2023 - Massey Letter sent
April 10, 2023 - Massey request received from owner

RECOMMENDATION:

TBD

Attachments

Property Card
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/05/2023

Started On: 05/16/2023 04:41 PM

Property Identification

Site Address: 604 S 24th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-710-0016-000-6
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 22387
Map ID: 24/09S
Zoning: SF Moderat

Ownership

Emetrio Zuniga
512 S 24th St
Fort Pierce, FL 34950

Legal Description

FRANKLIN PARK ADDN BLK 1 LOTS 22 AND 23 (OR 1619-2464)

Current Values

Just/Market Value: \$113,200
Assessed Value: \$40,724
Exemptions: \$0
Taxable Value: \$40,724



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): 1,343
Gross Sketched Area (SF): 1,343
Land Size (acres): 0.35
Land Size (SF): 15,100

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:



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

Case #: 22-00001587 Address: 604 S 24TH ST Hearing Date: July 19, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Property still not in compliance

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

1 other Code Enforcement case (Case# 09-1814)

Special Magistrate Hearing
Meeting Date: 08/02/2023

6. B.

Information

SUBJECT:

22-2520 CE	202 Maple Ave	Florentino Areyan	Heather Debevec
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CASE INFORMATION:

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

VIOLATOR: FLORENTINO AREYAN 202 MAPLE AVE FT PIERCE, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

FINDINGS/ORDER:

On January 11, 2023, Special Magistrate Pelletier found that the violation existed and ordered 10 days to comply or \$100.00 fine daily.

ACTION DATES:

September 02, 2023 - Case initiated
January 11, 2023 - Special Magistrate Pelletier found that the violation existed and ordered 10 days to comply or \$100.00 fine daily.
February 03, 2023 - Affidavit of Partial Compliance for Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement sent to owner
February 03, 2023 - Affidavit of Non Compliance for Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage sent to owner
February 09, 2023 - Massey letter sent
March 2, 2023 - Affidavit of Compliance sent to owner
July 10, 2023 - Massey request received from owner
Balance as of 7/26/2023: \$2,730.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria
Administration Fees

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/26/2023

Started On: 07/13/2023 01:18 PM

Property Identification

Site Address: 326 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-509-0029-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21485
Map ID: 24/09N
Zoning: Medium Den

Ownership

Errol Stewart
Errol Stewart Jr
326 N 15th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market Value: \$81,100
Assessed Value: \$14,168
Exemptions: \$14,168
Taxable Value: \$0



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): 896
Gross Sketched Area (SF): 896
Land Size (acres): 0.2
Land Size (SF): 8,690

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



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

Case #: 22-00001970 Address: 326 N 15TH ST Hearing Date: October 19, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Was complied with IPMC 702.4 Emergency escape openings (covered windows) by Oct. 19, 2022 (SMH) Affidavit of Partial Compliance completed on December 16, 2022

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Administrative Cost Estimator

06/20/2023

Property Address: 326 N 15th Street (22-1970)

Date case originated: 6/17/2022

Date case complied: not complied

Total time: _____ months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: _____

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>22</u>	\$11.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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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.

Special Magistrate Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,551.76

Special Magistrate Hearing
Meeting Date: 08/02/2023

6. C.

Information

SUBJECT:

23-0402 CE	2703 Hills Court	Lyudmila Bush	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 14, 2023	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Lyudmila Bush 2703 Hills CT Fort Pierce, FL 34982	
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VIOLATIONS:

Section 30-27(C) - Responsibility for containers
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Section 123-37(12) - Landscape maintenance

FINDINGS/ORDER:

On May 03, 2023, Special Magistrate Pelletier found that the violation existed and ordered 10 days to comply or \$50.00 fine daily.

ACTION DATES:

June 01, 2023 - Affidavit of Non Compliance sent to owner
June 20, 2023 - Massey letter sent
July 06, 2023 - Massey request received from owner
Current balance as of 7/19/23: \$2,420.00 (fines still running)

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria

Form Review

Form Started By: Katherine Calderon

Started On: 07/13/2023 01:18 PM

Final Approval Date: 07/26/2023

Property Identification

Site Address: 2703 HILLS CT
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-504-0092-000-0
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 30007
Map ID: 24/22N
Zoning: SF Moderat

Ownership

Lyudmila Bush
2703 Hills CT
Fort Pierce, FL 34982

Legal Description

SUNSET PARK BLK 6 LOT 3 (OR 3703-1664)

Current Values

Just/Market Value: \$139,100
Assessed Value: \$131,737
Exemptions: \$50,500
Taxable Value: \$81,237



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): 1,320
Gross Sketched Area (SF): 1,968
Land Size (acres): 0.16
Land Size (SF): 7,171

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



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

Case #: 23-00000402 Address: 2703 HILLS Hearing Date: August 02, 2023
CT

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

None, property is still not in compliance

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

1 Code Enforcement Violation case, Case# 19-1853

Information

SUBJECT:

22-1970 CE	326 N 15th St	Errol Stewart, Errol Stewart Jr	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 09, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Errol Stewart Errol Stewart Jr 326 N 15th St Ft Pierce, FL 34950	
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VIOLATIONS:

Section 2019 NEC – Temporary lighting
Section 123-37(12) – Landscape maintenance
IPMC 304.2 Protective Treatment
IPMC 304.1 Exterior structure - General

FINDINGS/ORDER:

On October 19, 2022, Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.

ACTION DATES:

June 09, 2022 - Case initiated
October 19, 2022 - Special Magistrate Pelletier found that the violation existed and ordered 90 days to comply or \$100.00 fine daily.
December 16, 2022 - Affidavit of Non-Compliance for violations: IPMC 304.2 Protective Treatment, IPMC 304.1 Exterior structure - General only. All other violations were complied.
January 04, 2023 - Massey letter sent
January 09, 2023 - Massey request received from owner

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria
Administration Fees

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/26/2023

Started On: 01/27/2023 03:24 PM

Property Identification

Site Address: 326 N 15th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-509-0029-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21485
Map ID: 24/09N
Zoning: Medium Den

Ownership

Errol Stewart
Errol Stewart Jr
326 N 15th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D BLK 2 LOT 11 AND W 8 FT OF VAC ALLEY ADJ ON E (OR 3582-1127: 3649-448)

Current Values

Just/Market Value: \$81,100
Assessed Value: \$14,168
Exemptions: \$14,168
Taxable Value: \$0



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): 896
Gross Sketched Area (SF): 896
Land Size (acres): 0.2
Land Size (SF): 8,690

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



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

Case #: 22-00001970 Address: 326 N 15TH ST Hearing Date: October 19, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Was complied with IPMC 702.4 Emergency escape openings (covered windows) by Oct. 19, 2022 (SMH) Affidavit of Partial Compliance completed on December 16, 2022

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Administrative Cost Estimator

06/20/2023

Property Address: 326 N 15th Street (22-1970)

Date case originated: 6/17/2022

Date case complied: not complied

Total time: _____ months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: _____

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>22</u>	\$11.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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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.

Special Magistrate Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,551.76

Special Magistrate Hearing
Meeting Date: 08/02/2023

8. A.

Information

SUBJECT:

23-2035	606 N 29th St.	Goodwill Presbyterian Church	Jenifer Crespo-Martinez
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CASE INFORMATION:

Case Initiated:	March 21, 2023	Type of Presentation:	ALARM APPEAL
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OWNER:

VIOLATOR: Goodwill Presbyterian Church 606 N 29th St 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
09/05/2022 @ 07:47 hrs	Zone 19 Shed Motion	2	\$100.00
09/16/2022 @ 21:38 hrs	Zone 19 Shed Motion	3	\$100.00
09/18/2022 @ 22:15 hrs	Zone 19 Shed Motion	4	\$200.00
09/25/2022 @ 11:06 hrs	Zone 19 Shed Motion	5	\$400.00
10/23/2022 @ 12:22 hrs	North Door	6	\$500.00
11/09/2022 @ 12:20 hrs	Zone 19 Shed Motion	7	\$500.00
11/21/2022 @ 10:50 hrs	Zone 19 Shed Motion	8	\$500.00
12/15/2022 @ 08:58 hrs	Zone 19 Shed Motion	9	\$500.00

12/29/2022 @ 12:57 hrs	Zone 15 Dinning Room Door	10	\$500.00
		Total	\$3,300.00

ACTION DATES:

March 21, 2023 - Initial Appeal Request submitted to Crywolf, Appeal Request received from Crywolf.

April 4, 2023 - Granted appeal for invoices 52002 \$500, 51901 \$500, 51531 \$500 totaling \$1,500.

RECOMMENDATION:

To be determined by Special Magistrate

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/19/2023

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

Special Magistrate Hearing

10. A.

Meeting Date: 08/02/2023

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

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

Final Approval Date: 07/26/2023