

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, September 13, 2023 - 1:30 p.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. 

23-823 STR	1811 Melaleuca Drive	Ryan Kenney	Heather Debevec
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2. 

23-2064PK	200 Blk North Indian River Drive	Logan Coffey	Michael Rabenecker
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3. 

23-1568 PK	South Causeway Park	Claudios St Hill	Larry Stephens
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4. 

23-1248 BTR	1203 S US Highway 1	Samha Store LLC	Heather Debevec
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5. 

23-1247 CE	1203 S US Highway 1	Giant Oil Inc	Heather Debevec
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6. 

23-1966PK	South Causeway Park	Miya Andary Clark	Charmaine Kirkland
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7. 

23-1859PK	South Causeway Park	Lathrus Lyncquell Godwin	Charmaine Kirkland
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8. 

23-1553 PK	South Causeway Park	Valerie & Raymond Horton	Larry Stephens
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9. 

23-887PK	600 North Indian River Drive	RMB Crane, LLC Christopher Bowen	Michael Rabenecker
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10.	23-944PK	South Causeway Park	Lake Worth RAC, LLC	Michael Rabenecker
11.	23-1466 PK	South Causeway Park	Julie Ann Sadowski	Larry Stephens
12.	23-1366 PK	South Causeway Park	David A Tripp	Larry Stephens
13.	23-1560PK	South Causeway Park	Stormi Nicole Spadavecchia	Larry Stephens
14.	23-2159 CE	827 Sunrise Blvd	Malinska Cargo Shipping LLc	Isaac Saucedo
15.	23-1563PK	South Causeway Park	Nichole Parker	Larry Stephens
16.	23-1296 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
17.	23-1295 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
18.	23-978PK	South Causeway Park	Ta'keria Antqunee Chisholm	Michael Rabenecker
19.	23-975PK	South Causeway Park	Morgan Galusha	Michael Rabenecker
20.	23-940PK	South Causeway Park	Margaret Ruede-McKane	Michael Rabenecker
21.	23-973PK	South Causeway Park	Ana Velasquez Watson Scott Shepard	Michael Rabenecker
22.	23-1565 PK	South Causeway Park	Katherine Margaret Marsh	Larry Stephens
23.	23-1818PK	South Causeway Park	Coralynn Long	Michael Rabenecker
24.	23-1031PK	South Causeway Park	Osner Orelien	Michael Rabenecker
25.	23-1564PK	South Causeway Park	Georges Charles	Larry Stephens

4. PUBLIC HEARINGS - CITATIONS

A.	23-2212PK	Jaycee Park	Anthony Paradyse	Michael Rabenecker
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B.	23-2148PK	Gulfstream Beach Access	Linda Carter	Michael Rabenecker
C.	23-2120PK	Jaycee Park	Reginald Toussaint	Michael Rabenecker
D.	23-2142PK	Jaycee Park	James Glanzer Margaret Glanzer	Michael Rabenecker
E.	23-1977PK	South Causeway Park	Shanaaz Menckeberg	Michael Rabenecker
F.	23-2273PK	200 Blk Marina Way	Louis Mundt	Michael Rabenecker
G.	23-2444PK	South Causeway Park	Ameenah Wright Troutman	Michael Rabenecker
H.	23-1209 CT	2425 Mohawk Avenue	Marquis Brown	Heather Debevec
I.	23-1840PK	South Causeway Park	Scott Allan Bailey	Larry Stephens
J.	23-1556 PK	South Causeway Park	Anthony Patrick Carrion	Larry Stephens
K.	23-963PK	Jetty Park	Mark Donnelly	Michael Rabenecker
L.	23-1862PK	Jaycee Park	Janelle Krista Perez	Charmaine Kirkland
M.	23-1965PK	South Causeway Park	PV Holding Corp	Charmaine Kirkland
N.	23-1609PK	Jaycee Park	Julicia Monds	Michael Rabenecker
O.	23-786PK	400 Blk Pinewood Drive	Linnes Finney, JR	Michael Rabenecker
P.	23-2248PK	South Causeway Park	Karl David Kahmann	Michael Rabenecker
Q.	23-930PK	Jaycee Park	Dru Dehart	Michael Rabenecker
R.	23-872PK	South Causeway Park	Charles Mowry	Michael Rabenecker
S.	23-889PK	200 Blk North Indian River Drive	Jaret Michael Yavorsky	Michael Rabenecker

T.	23-881PK	South Causeway Park	Talisson Pedro Alves	Michael Rabenecker
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U.	23-934PK	Jaycee Park	Anthony Stevens, II Lauren Stevens	Michael Rabenecker
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-1249 CE	1802 S US Highway 1	L & W RESORTS & ENTERPRISES OF FORT PIERCE LLC	Heather Debevec
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B.	23-1153 CE	412 N US Highway 1	BAKERS MANAGEMENT PROPERTIES	Heather Debevec
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C.	23-1152 CE	430 N US Highway 1	BAKER'S MGMT PROPERTIES INC	Heather Debevec
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D.	23-1032 CE	523 S US Highway 1	JULIO C DELGADO REYNA SAMPIERI	Heather Debevec
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E.	23-1493 CE	411 N 2nd Street	HOUSE THAT CIDER BUILT LLC	Heather Debevec
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F.	23-1253 CE	1012 S US Highway 1	PEKING CHINESE RESTAURANT INC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-843 CE	1410 N 25th St	FT PIERCE COMMERCIAL PROPERTIES LLC	Heather Debevec
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B.	23-0402 CE	2703 Hills Court	Lyudmila Bush	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	22-740 CE	1901 Orange Ave	Joseph B Zito	Peggy Arraiz
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B.	Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
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8. **OTHER CASES**

A.	20-1941 CE	3101 Tennessee Ave	Randy L. & Rebecca L. Stotler	Peggy Arraiz
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing**

**3. B. 1.**

**Meeting Date:** 09/13/2023

**Re:** Case 23-823 - 1811 Melaleuca Dr

**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:	COMPLIED
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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: 07/26/2023

**Special Magistrate Hearing****3. B. 2.****Meeting Date:** 09/13/2023**Re:** Case# 23-2064 - 200 Blk North Indian River Dr**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2064PK	200 Blk North Indian River Drive	Logan Coffey	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 8, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Logan Coffey	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19925PK	34-31(L) Parking in the City Right of Way	\$50.00	\$10.00		\$60.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 09/06/2023

Started On: 07/21/2023 02:16 PM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1568 - South Causeway

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

**Information**

**SUBJECT:**

23-1568 PK	South Causeway Park	Claudios St Hill	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Claudios St Hill	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19436PK	34-31 (E) Restricted	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Larry Stephens

Started On: 07/31/2023 10:38 AM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1248 - 1203 S US Highway 1

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

**Information**

**SUBJECT:**

23-1248 BTR	1203 S US Highway 1	Samha Store LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 5, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> SAMHA STORE LLC 1203 S US HWY 1 FT PIERCE, FL 34950	<b>REGISTERED AGENT:</b> BASEM ALI 1806 N FRANKLIN ST TAMPA, FL 33602
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Contact the City Clerk's Office and obtain a business tax receipt or cease all business operations.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/08/2023 09:31 AM

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1247 - 1203 S US Highway 1

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

**Information**

**SUBJECT:**

23-1247 CE	1203 S US Highway 1	Giant Oil Inc	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 5, 2023	Type of Presentation:	COMPLIED
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**OWNER:**

<b>OWNER:</b> GIANT OIL INC 1806 N FRANKLIN ST TAMPA, FL 33602	<b>REGISTERED AGENT:</b> BASEM ALI 1806 N FRANKLIN ST TAMPA, FL 33602
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**VIOLATIONS:**

*IPMC 304.3 Address identification.*

*IPMC 702.4 Emergency escape openings (covered windows)*

**CORRECTIVE ACTIONS:**

1. Place address numbers to be legible from the roadway.
2. Open the shutters all the way around the business.

**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.

**Form Review**

Form Started By: Heather Debevec

Started On: 06/08/2023 09:48 AM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 09/13/2023

**Re:** Case #23-1966 - South Causeway Park

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

**Information**

**SUBJECT:**

23-1966PK	South Causeway Park	Miya Andary Clark	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	May 30, 2022	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Miya Andary Clark	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20105PK	34-31(E) Prohibited 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: 09/06/2023

Started On: 08/09/2023 11:19 AM

**Special Magistrate Hearing**

**3. B. 7.**

**Meeting Date:** 09/13/2023

**Re:** Case #23-1859 - South Causeway Park

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

**Information**

**SUBJECT:**

23-1859PK	South Causeway Park	Lathrus Lyncquell Godwin	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	June 24, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Lathrus Lyncquell Godwin	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20102PK	34-31(E) Prohibited 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: 09/06/2023

Started On: 08/02/2023 04:09 PM

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1553 South Causeway Park

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

**Information**

**SUBJECT:**

23-1553 PK	South Causeway Park	Valerie & Raymond Horton	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	May 29, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Valerie Horton Raymond Delmont Horton	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19438PK	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: 07/31/2023 11:18 AM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing****3. B. 9.****Meeting Date:** 09/13/2023**Re:** Case# 23-887-600 North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-887PK	600 North Indian River Drive	RMB Crane, LLC Christopher Bowen	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: RMB Crane, LLC	VIOLATOR: Christopher Bowen
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19215PK	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: 09/06/2023

Started On: 08/09/2023 09:22 AM

**Special Magistrate Hearing****3. B. 10.****Meeting Date:** 09/13/2023**Re:** Case# 23-944 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-944PK	South Causeway Park	Lake Worth RAC, LLC	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Lake Worth RAC, LLC	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19228PK	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: 09/06/2023

Started On: 08/09/2023 10:07 AM

**Special Magistrate Hearing**

**3. B. 11.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1466 South Causeway Park

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

**Information**

**SUBJECT:**

23-1466 PK	South Causeway Park	Julie Ann Sadowski	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	May 21, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Julie Ann Sadowski	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19428PK	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  
Final Approval Date: 09/06/2023

Started On: 07/31/2023 12:17 PM

**Special Magistrate Hearing**

**3. B. 12.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1366 - South Causeway Park

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

**Information**

**SUBJECT:**

23-1366 PK	South Causeway Park	David A Tripp	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	May 14, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: David A Tripp	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18192PK	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  
Final Approval Date: 09/06/2023

Started On: 07/31/2023 12:27 PM

**Special Magistrate Hearing**

**3. B. 13.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1560 South Causeway park

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

**Information**

**SUBJECT:**

23-1560PK	South Causeway Park	Stormi Nicole Spadavecchia	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	May 27, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Stormi Nicole Spadavecchia	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19431PK	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  
Final Approval Date: 09/06/2023

Started On: 07/31/2023 02:45 PM

**Special Magistrate Hearing**

**3. B. 14.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-2159 - 827 Sunrise Blvd

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

**Information**

**SUBJECT:**

23-2159 CE	827 Sunrise Blvd	Malinska Cargo Shipping LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	July 25, 2023	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: Malinska Cargo Shipping LLC 2100 Sunrise Blvd Ste C Fort Pierce, FL 34950	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

Per Paul Bertram, Urban Forester for the City of Fort Pierce, the city requests that if the Special Magistrate finds the violation exist that violators be fined as follows:  
One (1) Pine Tree 21 DBH x \$250.00 = \$5,250.00, One (1) Laurel Oak 29 DBH x \$250.00 = \$7,250.00. The Maximum fine per State Statute 162 should be imposed at \$5,000.00.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 09/06/2023

Started On: 07/25/2023 03:42 PM

**Special Magistrate Hearing**

**3. B. 15.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1563 South Causeway Park

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

**Information**

**SUBJECT:**

23-1563PK	South Causeway Park	Nichole Parker	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Nichole Marie Parker	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19437PK	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  
Final Approval Date: 09/06/2023

Started On: 07/31/2023 03:15 PM

**Special Magistrate Hearing**

**3. B. 16.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1296 - 308 Avenue A

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

**Information**

**SUBJECT:**

23-1296 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 12, 2023	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: EAST COAST LAND HOLDINGS LLC 308 AVENUE A FT PIERCE, FL 34950	REGISTERED AGENT: PAUL OSTEEN 308 AVENUE A FT PIERCE, FL 34950
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**VIOLATIONS:**

IPMC 304.1 Exterior structure – General.  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Repair the peeling and cracking stucco on the east main building on both the west and south sides.
2. Paint the peeling and discolored areas on the west and south sides of the main building.
3. Paint the west and south sides of the west building due to peeling and discoloration.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/22/2023 04:41 PM

**Special Magistrate Hearing**

**3. B. 17.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1295 - 308 Avenue A

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

**Information**

**SUBJECT:**

23-1295 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 12, 2023	Type of Presentation:	CONTINUED
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**OWNER:**

OWNER: EAST COAST LAND HOLDINGS LLC 308 AVE A FT PIERCE, FL 34950	REGISTERED AGENT: PAUL OSTEEN 308 AVENUE A FT PIERCE, FL 34950
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**VIOLATIONS:**

*IPMC 304.1 Exterior structure – General.*

*IPMC 304.2 Protective treatment.*

*Section 117-3(b) – Removal of signs.*

**CORRECTIVE ACTIONS:**

1. Repair the cracks and peeling stucco on the west side of the building facing the apartment buildings.
2. Paint the north building behind the apartments as it is peeling and discolored.
3. Repair the peeling lettering on the sign by US-1 and clean the discoloration on the sign by US-1.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/22/2023 04:24 PM



**Special Magistrate Hearing****3. B. 18.****Meeting Date:** 09/13/2023**Re:** Case# 23-978-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-978PK	South Causeway Park	Ta'keria Antqunee Chisholm	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	April 1, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Ta'keria Antqunee Chisholm	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19238PK	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: 09/06/2023

Started On: 08/09/2023 10:12 AM

**Special Magistrate Hearing****3. B. 19.****Meeting Date:** 09/13/2023**Re:** Case# 23-975-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-975PK	South Causeway Park	Morgan Galusha	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	April 1, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Morgan Galusha	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19242PK	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: 09/06/2023

Started On: 08/09/2023 10:19 AM

**Special Magistrate Hearing**

**3. B. 20.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-940 - South Causeway Park

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

**Information**

**SUBJECT:**

23-940PK	South Causeway Park	Margaret Ruede-McKane	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Margaret Ruede-McKane	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19227PK	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: 09/06/2023

Started On: 08/09/2023 09:59 AM

**Special Magistrate Hearing**

**3. B. 21.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-973 - South Causeway Park

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

**Information**

**SUBJECT:**

23-973PK	South Causeway Park	Ana Velasquez Watson Scott Shepard	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	April 2, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Ana Velasquez Watson	VIOLATOR: Scott Shepard
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19246PK	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: 09/06/2023

Started On: 08/09/2023 10:32 AM

**Special Magistrate Hearing**

**3. B. 22.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1565 South Causeway Park

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

**Information**

**SUBJECT:**

23-1565 PK	South Causeway Park	Katherine Margaret Marsh	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Katherine Margaret Marsh	
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**VIOLATIONS:**

19433PK	34-31(E) No parking anytime	\$50.00	\$10.00	\$18.00	\$78.00
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**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Larry Stephens  
Final Approval Date: 09/06/2023

Started On: 07/31/2023 12:02 PM

**Special Magistrate Hearing****3. B. 23.****Meeting Date:** 09/13/2023**Re:** Case# 23-1818 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1818PK	South Causeway Park	Coralynn Long	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	June 11, 2023	Type of Presentation:	PAID
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**OWNER:**

VIOLATOR: Coralynn Long	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19893PK	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: 09/06/2023

Started On: 08/25/2023 02:00 PM

**Special Magistrate Hearing****3. B. 24.****Meeting Date:** 09/13/2023**Re:** Case# 23-1031 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1031PK	South Causeway Park	Osner Orelie	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Osner Orelie	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19268PK	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: 09/06/2023

Started On: 08/09/2023 10:40 AM

**Special Magistrate Hearing**

**3. B. 25.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1564 South Causeway Park

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

**Information**

**SUBJECT:**

23-1564PK	South Causeway Park	Georges Charles	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Georges Charles	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19434PK	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: 07/31/2023 10:54 AM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-2212-Jaycee Park

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

**Information**

**SUBJECT:**

23-2212PK	Jaycee Park	Anthony Paradyse	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Anthony Paradyse	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20207PK	34-31(E) Parking Prohibited	\$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: 09/06/2023

Started On: 08/02/2023 02:01 PM

**Special Magistrate Hearing****4. B.****Meeting Date:** 09/13/2023**Re:** Case# 23-2148-Gulfstream Beach Access**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2148PK	Gulfstream Beach Access	Linda Carter	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 22, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Linda Carter	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20093PK	34-31(L) Parking in the City Right of Way	\$50.00	\$10.00		\$60.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 09/06/2023

Started On: 08/02/2023 01:54 PM

**Special Magistrate Hearing****4. C.****Meeting Date:** 09/13/2023**Re:** Case# 23-2120 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2120PK	Jaycee Park	Reginald Toussaint	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Reginald Toussaint	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20070PK	34-31(P) Parking in Handicapped Space	\$250.00	\$10.00		\$260.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 09/06/2023

Started On: 08/19/2023 09:05 AM

**Special Magistrate Hearing****4. D.****Meeting Date:** 09/13/2023**Re:** Case# 23-2142 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2142PK	Jaycee Park	James Glanzer Margaret Glanzer	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 22, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: James Glanzer	VIOLATOR: Margaret Glanzer
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20082PK	34-31(A) Improper Parking	\$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: 09/06/2023

Started On: 08/25/2023 01:52 PM

**Special Magistrate Hearing****4. E.****Meeting Date:** 09/13/2023**Re:** Case #23-1977-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1977PK	South Causeway Park	Shanaaz Menckeberg	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	July 1, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Shanaaz Menckeberg	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19494PK	34-31(E) Parking Prohibited	\$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: 09/06/2023

Started On: 07/28/2023 12:27 PM

**Special Magistrate Hearing****4. F.****Meeting Date:** 09/13/2023**Re:** Case# 23-2273 - 200 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2273PK	200 Blk Marina Way	Louis Mundt	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	August 4, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Louis Mundt	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20221PK	34-31(E) Parking Prohibited	\$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: 09/06/2023

Started On: 08/17/2023 11:17 AM

**Special Magistrate Hearing**

**4. G.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-2444 - South Causeway Park

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

**Information**

**SUBJECT:**

23-2444PK	South Causeway Park	Ameenah Wright Troutman	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	August 27, 2023	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Ameenah Wright Troutman	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20328PK	34-31(E) Parking Prohibited	\$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: 09/06/2023

Started On: 08/30/2023 08:45 AM

**Special Magistrate Hearing**

**4. H.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1209 - 2425 Mohawk Avenue

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

**Information**

**SUBJECT:**

23-1209 CT	2425 Mohawk Avenue	Marquis Brown	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 21, 2023	Type of Presentation:	CITATION
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**OWNER:**

VIOLATOR: Marquis Brown 2425 Mohawk Avenue Ft. Pierce, FL 34951	
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1619CE	125-315(i)(2)(b) Commercial Vehicle	1 @ \$250.00	\$250.00	\$10.00	\$260.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/14/2023 11:31 AM

**Special Magistrate Hearing**

**4. I.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1840 South Causeway Park

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

**Information**

**SUBJECT:**

23-1840PK	South Causeway Park	Scott Allan Bailey	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	June 25, 2025	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Scott Allan Bailey	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19553PK	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: 08/02/2023 02:59 PM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**4. J.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1556 South Causeway Park

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

**Information**

**SUBJECT:**

23-1556 PK	South Causeway Park	Anthony Patrick Carrion	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	May 29, 2022	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Anthony Patrick Carrion	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19440PK	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: 07/31/2023 03:23 PM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing****4. K.****Meeting Date:** 09/13/2023**Re:** Case# 23-963 - Jetty Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-963PK	Jetty Park	Mark Donnelly	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	April 1, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Mark Donnelly	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19244PK	34-31(Q) Parking on the Sidewalk	\$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: 09/06/2023

Started On: 08/09/2023 10:26 AM

**Special Magistrate Hearing**

**4. L.**

**Meeting Date:** 09/13/2023

**Re:** Case #23-1862 - Jaycee Park

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

**Information**

**SUBJECT:**

23-1862PK	Jaycee Park	Janelle Krista Perez	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	June 24, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Janelle Krista Perez	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20101PK	34-31(C) Restricted	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 08/02/2023 03:47 PM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**4. M.**

**Meeting Date:** 09/13/2023

**Re:** Case #23-1965 - South Causeway Park

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

**Information**

**SUBJECT:**

23-1965PK	South Causeway Park	PV Holding Corp	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	July 01, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: PV Holding Corp 8600 Hangar Blvd Orlando, FL 32827	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20104PK	34-35(E) Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 08/09/2023 10:20 AM

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**4. N.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-1609-Jaycee Park

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

**Information**

**SUBJECT:**

23-1609PK	Jaycee Park	Julicia Monds	Michael Rabenecker
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**CASE INFORMATION:**

Case Initiated:	May 29, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Julicia Monds	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19860PK	34-31(E) Prohibited 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: 09/06/2023

Started On: 08/11/2023 02:17 PM

**Special Magistrate Hearing****4. O.****Meeting Date:** 09/13/2023**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. P.**

**Meeting Date:** 09/13/2023

**Re:** Case #23-2248-South Causeway Park

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

**Information**

**SUBJECT:**

23-2248PK	South Causeway Park	Karl David 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 David Kahmann	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19185PK	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: 09/06/2023

Started On: 08/02/2023 04:25 PM

**Special Magistrate Hearing**

**4. Q.**

**Meeting Date:** 09/13/2023

**Re:** Case# 23-930-Jaycee Park

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

**Information**

**SUBJECT:**

23-930PK	Jaycee Park	Dru Dehart	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Dru Hutchinson Dehart	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19217PK	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: 09/06/2023

Started On: 08/04/2023 10:27 AM

**Special Magistrate Hearing****4. R.****Meeting Date:** 09/13/2023**Re:** Case# 23-872-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-872PK	South Causeway Park	Charles Mowry	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Charles Mowry	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19200PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
 Final Approval Date: 09/06/2023

Started On: 08/09/2023 08:56 AM

**Special Magistrate Hearing****4. S.****Meeting Date:** 09/13/2023**Re:** Case# 23-889-200 Blk North Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-889PK	200 Blk North Indian River Drive	Jaret Michael Yavorsky	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Jaret Michael Yavorsky	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19203PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
 Final Approval Date: 09/06/2023

Started On: 08/09/2023 09:02 AM

**Special Magistrate Hearing****4. T.****Meeting Date:** 09/13/2023**Re:** Case# 23-881-South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-881PK	South Causeway Park	Talisson Pedro Alves	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Tallison Pedro Alves	VIOLATOR:
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19211PK	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: 09/06/2023

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

**Special Magistrate Hearing****4. U.****Meeting Date:** 09/13/2023**Re:** Case# 23-934-Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-934PK	Jaycee Park	Anthony Stevens, II Lauren Stevens	Michael Rabenecker
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**CASE INFORMATION:**

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

VIOLATOR: Anthony Stevens, II	VIOLATOR: Lauren Stevens
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19221PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Michael Rabenecker  
Final Approval Date: 09/06/2023

Started On: 08/09/2023 09:30 AM

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1249 - 1802 S US Highway 1

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

**Information**

**SUBJECT:**

23-1249 CE	1802 S US Highway 1	L & W RESORTS & ENTERPRISES OF FORT PIERCE LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 5, 2023	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> L & W RESORTS & ENTERPRISES OF FORT PIERCE LLC 4529 W IRLO BRONSON MEMORIAL HWY KISSIMMEE, FL 34746	<b>REGISTERED AGENT:</b> HAIMING LIN 4529 W. IRLO BRONSON MEMORIAL HWY KISSIMMEE, FL 34746
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**VIOLATIONS:**

IPMC 302.7 Accessory Structures.  
Section 117-3(b) – Removal of signs.

**CORRECTIVE ACTIONS:**

1. Obtain a permit from the Building Department to repair the structure which holds the aerial signage.
2. Obtain a permit from the Building Department to repair or replace the damaged, fallen sign.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/09/2023 05:38 PM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1153 - 412 N US Highway 1

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

**Information**

**SUBJECT:**

23-1153 CE	412 N US Highway 1	BAKERS MANAGEMENT PROPERTIES	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 19, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: BAKERS MANAGEMENT PROPERTIES PO BOX 1746 FT PIERCE, FL 34954	REGISTERED AGENT: VERNON MII DIXON 2410 AVENUE D FT PIERCE, FL 34950
--	---

**VIOLATIONS:**

IPMC 302.7 Accessory Structures.  
IPMC 302.3 Sidewalks and driveways.

**CORRECTIVE ACTIONS:**

1. Repair or replace the awning on the front of the building.
2. Obtain a permit from the Building Department and repair the potholes and developing potholes in the parking lot.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/23/2023 04:32 PM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1152 - 430 N US Highway 1

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

**Information**

**SUBJECT:**

23-1152 CE	430 N US Highway 1	BAKER`S MGMT PROPERTIES INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 28, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: BAKER`S MGMT PROPERTIES INC PO BOX 1746 FT PIERCE, FL 34954	REGISTERED AGENT: VERNON MII DIXON 2410 AVE D FT PIERCE, FL 34950
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
 IPMC 304.1 Exterior structure – General.  
 Section 117-3(b) – Removal of signs.

**CORRECTIVE ACTIONS:**

1. Paint the peeling and mismatched areas around the building, including the trim on the north side and over the laundromat.
2. Repair the wall over the automatic drive thru where it is splitting.
3. Repair or replace the sign on the north side of the building that is dented and peeling.
4. Repair or replace the sign by US-1 that is split, cracked, and stuck open.
5. Replace the missing letters “L, C, H” on the front of the building.
6. Repair or replace the entry sign falling over on the south entrance.

**RECOMMENDATION:**

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

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/13/2023 03:38 PM

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1032 - 523 S US Highway 1

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

**Information**

**SUBJECT:**

23-1032 CE	523 S US Highway 1	JULIO C DELGADO REYNA SAMPIERI	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 21, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: JULIO C DELGADO REYNA SAMPIERI 2537 SW GALIANO RD PORT ST LUCIE, FL 34987	
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**VIOLATIONS:**

IPMC 304.1 Exterior structure – General.  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Obtain a permit from the Building Department to repair the sides of the building where siding is missing, mismatched, and rotting, repair the trim, the wood around the windows and doorways, and the ramp where wood is rotting.
2. Paint the building as paint is peeling.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/07/2023 04:33 PM



**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1493 - 411 N 2nd Street

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

**Information**

**SUBJECT:**

23-1493 CE	411 N 2nd Street	HOUSE THAT CIDER BUILT LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 23, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: HOUSE THAT CIDER BUILT LLC 527 INDIGO AVE WELLINGTON, FL 33414	REGISTERED AGENT: JONATHAN NOLLI 411 2ND STREET FT PIERCE, FL 34950
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**VIOLATIONS:**

Sec. 125-197 (e)(4)5(i)- Edgartown Settlement (ES) Zoning District.

**CORRECTIVE ACTIONS:**

1. Reduce the area utilized for exterior Restaurant/Pub use to 800 sq.ft. or obtain a conditional use permit through Planning and Zoning to extend the area allowed to be utilized for exterior Restaurant/Pub use.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

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

Final Approval Date: 09/06/2023

**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 09/13/2023

**Re:** Case # 23-1253 - 1012 S US Highway 1

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

**Information**

**SUBJECT:**

23-1253 CE	1012 S US Highway 1	PEKING CHINESE RESTAURANT INC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 5, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: PEKING CHINESE RESTAURANT INC 1526 SW MOCKINGBIRD CIR PORT ST LUCIE, FL 34986	REGISTERED AGENT: JOSEPH K LEUNG 1526 SW MOCKINGBIRD CIR PORT ST LUCIE, FL 34986
OTHER: PEKING CHINESE RESTAURANT 1012 S US HWY 1 FT PIERCE, FL 34950	

**VIOLATIONS:**

IPMC 302.3 Sidewalks and driveways.

**CORRECTIVE ACTIONS:**

1. Obtain a permit through the Building Department and repair the parking lot.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/06/2023

Started On: 06/09/2023 04:37 PM

**Special Magistrate Hearing**  
**Meeting Date:** 09/13/2023

**6. A.**

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**Information**

**SUBJECT:**

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

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

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

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

**FINDINGS/ORDER:**

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

**ACTION DATES:**

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

**RECOMMENDATION:**

To be determined by Special Magistrate

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Form Started By: Katherine Calderon  
Final Approval Date: 09/06/2023

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

**Special Magistrate Hearing**  
**Meeting Date:** 09/13/2023

**6. B.**

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**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 8/1/23: \$2,780.00

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card  
Massey Criteria  
Admin Costs  
Request

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## Form Review

Form Started By: Katherine Calderon  
Final Approval Date: 09/06/2023

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

### 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:



# Administrative Cost Estimator

7/31/2023

Property Address: 2703 Hills Court

Date case originated: 2/24/2023

Date case complied: 7/26/2023

Total time: 5 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.53	<u>5</u>	\$2.65
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>19</u>	\$9.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>5</u>	\$250.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

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

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

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

**Total Estimated Cost: \$959.20**

I disagree with the fine because I'm already done everything what is necessary to do.

07.06.2023

23-402  
772-777-0644

RECEIVED

JUL 06 2023

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

RECEIVED

JUL 06 2023

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

**Special Magistrate Hearing**  
**Meeting Date:** 09/13/2023

7. A.

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**Information**

**SUBJECT:**

22-740 CE	1901 Orange Ave	Joseph B Zito	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	February 27, 2022	Type of Presentation:	Reduction Request
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**OWNER:**

VIOLATOR: Joseph B Zito 118 S US Highway 1 Fort Pierce, FL 34950	
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**VIOLATIONS:**

IPMC 304.2 Protective Treatment  
Section 123-37(12) - Landscape maintenance

**FINDINGS/CASE FOLLOW-UP:**

On July 20, 2022, Special Magistrate Ross ordered the violator 10 days to comply or \$150.00 fine per day.

- November 3, 2023 - Affidavit of Non Compliance issued, fines started
- November 16, 2023 - Massey letter sent
- January 20, 2023 - Order Assessing Fine and Imposing Lien filed
- February 21, 2023 - Affidavit of Compliance issued, fines stopped
- July 28, 2023 - Request for Reduction received
- Amount of Lien: \$16,840.00

**REDUCTION CRITERIA:**

1. Gravity/Seriousness of violation - Moderate
2. Actions to correct - Painted where needed and addressed landscaping issues.
3. Length of time to correct - 1 year.
4. Previously found in violation - 1x
5. Prior notices of violation - 3
6. Extenuating factors - per reduction application, did not receive notice.
7. Pending violations - none

**RECOMMENDATION:**

To be determined

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## Attachments

Property Card

Request

Deed

7 Criteria

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## Form Review

Form Started By: Katherine Calderon

Started On: 08/28/2023 09:38 AM

Final Approval Date: 09/07/2023

### Property Identification

Site Address: 1901 ORANGE AVE  
Sec/Town/Range: 09/35S/40E  
Parcel ID: 2409-702-0001-000-3  
Jurisdiction: Fort Pierce

Use Type: 1100  
Account #: 22190  
Map ID: 24/09S  
Zoning: General Co

### Ownership

Joseph B Zito  
118 S US Highway 1  
Fort Pierce, FL 34950

### Legal Description

REVISED PLAT OF BAKERS S/D BLK 1 LOT 1-LESS N 15 FT FOR ST AND LESS 62 FT-

### Current Values

Just/Market Value: \$136,600  
Assessed Value: \$90,508  
Exemptions: \$0  
Taxable Value: \$90,508



**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.

### Total Areas

Finished/Under Air (SF): 1,155  
Gross Sketched Area (SF): 1,155  
Land Size (acres): 0.1  
Land Size (SF): 4,444

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



RECEIVED

JUL 28 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control

**REQUEST FOR REDUCTION OF PENALTY**

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

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

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

Property Address: 1901 ORANGE AVE

Parcel ID #: 2409-702-0001-000-3

Property Owner: Joseph ZITO

Mailing Address: 506 N 7th STREET

Telephone #: 772-370-1113 Cell Phone #:     "    "

E-Mail Address: SIGNATURESNL@AOL.COM

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

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

I WAS UNAWARE OF THE HEARING DATE AND WAS NOT GIVEN PROPER NOTICE. WHEN FIRST KNOWING ABOUT THE REQUEST TO COMPLY, I DID AS SUCH TO BECOME COMPLIANT. IT WAS AFTER THIS DATE THAT APPARENTLY I GOT/OR WAS GIVEN A HEARING DATE WHEN I WAS NOT IN THE STATE. I PLEASE ASK YOU TO HELP ME WITH THIS MISCOMMUNICATE SO AS TO COMPLY.

*Thank you Joe Z*

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: *[Handwritten Signature]*

Date: 7/28/23

<b>FOR OFFICE USE ONLY:</b>	<b>RECEIVED DATE:</b> <u>8/1/23</u>
<b>OWNERSHIP INFORMATION:</b>	<u>Schedule for hearing</u>
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
<b>REDUCTION TYPE:</b>	<i>[Handwritten Initial]</i>
<input checked="" type="checkbox"/> Code lien # <u>1</u>	<input type="checkbox"/> Nuisance abatement lien # _____
	<input type="checkbox"/> Demolition lien # _____
<b>REQUEST TYPE:</b>	
<input type="checkbox"/> Fast Track	<input type="checkbox"/> Special Magistrate Review / Hearing date: _____



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT

Florida

RECEIVED

JUL 28 2023

CITY OF FORT PIERCE  
 COMMUNITY RESPONSE  
 Code Enforcement &  
 Animal Control


**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.

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

Date:	7/28/2023		
Property address:	1901 Orange Ave		
Owner(s) of record:	Joseph B Zito		
Mailing address:	506 N 7TH STREET		
Property tax ID #:	2409-702-0001-000-3		
Original purchase date:	6/2000	Original purchase price:	\$ 80,000.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Joseph ZITO	Relationship to owner(s):	owner
Telephone #:	772 370-1113	E-Mail:	SignaturesNL@aol.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) <b>Case# 22-740</b>	\$ 16,500.00	\$ 300.00
Recording Fees	\$ 40.00	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
<b>TOTAL AMOUNT</b>	<b>\$ 16,540.00</b>	<b>\$ 300.00</b>

  
 Signature of Owner or Representative

7-28-23  
 Date

Joseph ZITO  
 Printed Name

1901 Orange Ave - 2170

Prepared by:  
Cindy Lou Witholt  
1100 Harman Road  
Fort Pierce, Florida 34947

RETURN TO:  
Joe Zito  
1901 Orange Avenue  
Fort Pierce, Florida 34930

PURCHASE PRICE: \$70,000.00

### Warranty Deed

Made this July 21<sup>st</sup>, 2020 A.D. By Abdeljebbar Elhakkari, a married man, whose post office address is: 1103 Kingwood Lane, Fort Pierce, Florida 34982, hereinafter called the grantor, to Joseph D. Zito, a married man, whose post office address is: 11E South U.S. Highway 1, Fort Pierce, Florida 34930, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, ratifies and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Lot 1, Less the North 15 feet and the South 62 feet, Block 1, Revised Plat of Baker's Subdivision, according to the Plat thereof, as recorded in Plat Book 8, Page(s) 62, of the Public Records of St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 3409-702-0001-0001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

LASHAWN LOGAN  
Witness Printed Name

Abdeljebbar Elhakkari (Seal)  
Address: 1103 Kingwood Lane, Fort Pierce, Florida 34982

Joseph D. Zito  
Witness Printed Name  
State of Florida  
County of St. Lucie

Not Kingswood Ln Fort Pierce, FL 34982  
LOU PARSONS  
Notary Public  
Commission # 2019 00001  
Expires May 28, 2024  
Notary Seal



LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case #: 22-0740

Violator: JOSEPH B ZITO

Address: 1901 ORANGE AVE

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	Painted where deterioration occurred and trimmed all overgrown bushes, trees, shrubs and grass.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	N/a
3.) The length of time necessary to bring the property into compliance	1 year
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	Once
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	3 Code Enforcement Violations – all complied timely
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/a
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None

**Special Magistrate Hearing**  
**Meeting Date:** 09/13/2023

**7. B.**

---

**Information**

**SUBJECT:**

Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
--------------	---------------	---------------	--------------

**CASE INFORMATION:**

Case Initiated:	Multiple	Type of Presentation:	Lien Reduction
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**OWNER:**

VIOLATOR: Leslie Wexler c/o Phillip Grill 416 Denison St Apt 2L Highland Park, NJ 08904	
---	--

**VIOLATIONS:**

Multiple lot clearing liens

**FINDINGS/CASE FOLLOW-UP:**

<u>LIEN TYPE:</u> LOT CLEARING #1	<u>AMOUNT DUE</u>	<u>APPLICANT REQUEST</u>	<u>STAFF RECOMMENDATION</u>
CITY INCURRED FEES	\$1,314.42	\$0.00	\$1,314.42
ADMINISTRATION FEES	\$1,200.00	\$0.00	\$600.00
INTEREST	\$1,100.72	\$0.00	\$550.36
PENALTIES	\$200.01	\$0.00	\$100.01
SM HEARING FEE	\$250.00	\$0.00	\$250.00
TOTAL DUE	\$4,065.15	\$0.00	\$2,814.79

**REDUCTION CRITERIA:**

May 9, 2023 - First Request for Reduction received

**RECOMMENDATION:**

Staff recommends reducing the lien to \$2,814.79, to cover the hard costs, administration fees, interest, penalties and hearing fee.

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**Attachments**

Property Card  
Request  
7 Criteria

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 09/07/2023

Started On: 06/20/2023 02:46 PM

### Property Identification

Site Address: 701 N 19th ST  
Sec/Town/Range: 04/35S/40E  
Parcel ID: 2404-714-0018-000-7  
Jurisdiction: Fort Pierce

Use Type: 0000  
Account #: 17560  
Map ID: 24/04S  
Zoning: SF Moderat

### Ownership

OCEAN CREEK DEVELOPMENTS  
LLC  
1455 Cades Bay AVE  
Jupiter, FL 33458

### Legal Description

WASHINGTON HTS S/D LOT 18 AND 10 FT VAC ALLEY ADJ ON W

### Current Values

Just/Market Value: \$13,400  
Assessed Value: \$3,063  
Exemptions: \$0  
Taxable Value: \$3,063

**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.



### Total Areas

Finished/Under Air (SF): 0  
Gross Sketched Area (SF): 0  
Land Size (acres): 0.18  
Land Size (SF): 7,800

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)



### REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 701 N 19<sup>th</sup> Street Ft. Pierce, FL 34950

Parcel ID #: 240471400180007

Property Owner: OCEAN CREEK DEVELOPMENTS LLC

Mailing Address: 1455 CADES BAY AVE JUPITER FL 33458

Telephone #: 516-524-6868 Cell Phone #: \_\_\_\_\_

E-Mail Address: OCEANCREEKDEV@GMAIL.COM

Number of Applications: 3 4

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

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

I AM REQUESTING Lien reductions for property I purchased (701 N 19th St. Fort Pierce) Since my purchase in October 2022, we have cleared debris and fallen Landscaping and now have the lot maintained by a local landscaper (who cuts the grass and clears any new debris.) Our Appeal is to have the current lien amounts reduced. We are now the owners and will continue to take responsibility to keep the lot in good condition. The liens were from previous "TAX Deed Company" who did not take care of the property.

PLEASE INITIAL:

- I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.
- I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: [Handwritten Signature]

Date: 3-13-23

<b>FOR OFFICE USE ONLY:</b>	RECEIVED DATE: <u>3/16/23</u>
OWNERSHIP INFORMATION:	<u>mmmaiz</u>
<input type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO
REDUCTION TYPE:	
<input type="checkbox"/> Code lien # _____	<input checked="" type="checkbox"/> Nuisance abatement lien # <u>3</u>
	<input checked="" type="checkbox"/> Demolition lien # <u>1</u>
REQUEST TYPE:	
<input checked="" type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: _____



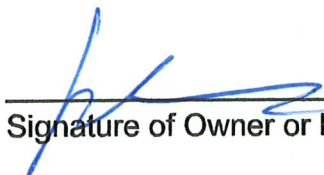
**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.

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

Date:	3/9/2023				
Property address:	701 N 19 <sup>th</sup> St				
Owner(s) of record:	OCEAN CREEK Developments LLC				
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458				
Property tax ID #:	2404-714-0018-000-7				
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. <sup>00</sup>		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	LIAM EGAN		Relationship to owner(s)		
Telephone #:	5165246868		E-Mail:	OCEANCREEKDEV@GMAIL.COM	
Type of Lien	<input type="checkbox"/> Code Enforcement		<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 2,281.98</u>	<u>\$ 2,281.98</u>
Administrative Fees	<u>\$ 1,300.00</u>	<u>\$ 650.00</u>
Interest	<u>\$ 2,545.17</u>	<u>\$ 1,272.59</u>
Penalties	<u>\$ 506.96</u>	<u>\$ 253.48</u>
<b>TOTAL AMOUNT</b>	<u><b>\$ 6,634.11</b></u>	<u><b>\$ 4,458.05</b></u>


3/13/23
LIAM EGAN

Signature of Owner or Representative      Date      Printed Name



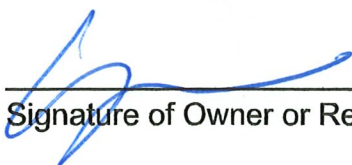
**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.

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

Date:	3/9/2023			
Property address:	701 N 19 <sup>th</sup> St			
Owner(s) of record:	OCEAN CREEK Developments LLC			
Mailing address:	1455 Cades Bay Ave, Jupiter, FL 33458			
Property tax ID #:	2404-714-0018-000-7			
Original purchase date:	10/19/22	Original purchase price:	\$ 4795. <sup>00</sup>	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	LIAM EGAN		Relationship to owner(s)	
Telephone #:	516-524-6868		E-Mail:	
Type of Lien	<input type="checkbox"/> Code Enforcement	<input checked="" type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ 179.20	\$ 179.20
Administrative Fees	\$ 200.00	\$ 100.00
Interest	\$ 338.88	\$ 169.44
Penalties	\$ 66.34	\$ 33.17
<b>TOTAL AMOUNT</b>	<b>\$ 784.42</b>	<b>\$ 481.81</b>


3-13-23
LIAM EGAN

Signature of Owner or Representative      Date      Printed Name



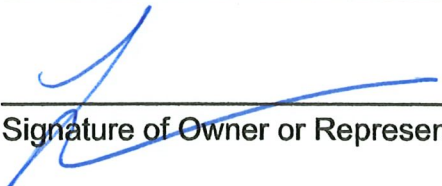
**REDUCTION OF LIEN APPLICATION**

A separate application must be submitted for each lien type.

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

Date:	3/9/2023		
Property address:	701 N 19 <sup>th</sup> St		
Owner(s) of record:	OCEAN Creek Developments LLC		
Mailing address:	1455 Cades Bay Ave Jupiter, FL 33458		
Property tax ID #:	2404-714-0018-000-7		
Original purchase date:	10/19/22	Original purchase price:	\$ 4795.00
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Liam Egan	Relationship to owner(s)	
Telephone #:	516524-6868	E-Mail:	OCEANCREEKDEV@GMAIL.COM
Type of Lien	<input type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input checked="" type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY)	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	<u>\$ 3,955.00</u>	<u>\$ 3,955.00</u>
Administrative Fees	<u>\$ 100.00</u>	<u>\$ 50.00</u>
Interest	<u>\$ 4,623.84</u>	<u>\$ 2,311.92</u>
Penalties	<u>\$ 925.68</u>	<u>\$ 462.84</u>
<b>TOTAL AMOUNT</b>	<u><b>\$ 9,604.52</b></u>	<u><b>\$ 6,779.76</b></u>


3/13/23
LIAM EGAN

Signature of Owner or Representative      Date      Printed Name

**E-RECORDED**

simplifile

This Instrument Prepared by and Return to:  
Marc S. Teplitz, Esq.  
525 SW Camden Ave.  
Stuart, FL 34996  
Reference (1701 19<sup>th</sup> Street)

ID: Book 4948, Page 866

County: St. Lucie

Date: 2/08/23 Time: 12:00:57pm

**THIS INSTRUMENT IS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION FROM DEED PROVIDED BY GRANTOR.**

THIS QUIT-CLAIM DEED, executed this 2 day of FEBRUARY, 2023, by **FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company, whose post office address is 13611 Deering Bay Drive, Unit 104, Coral Gables, FL 33158, (herein "Grantor"), to **OCEAN CREEK DEVELOPMENTS, INC.**, a Florida corporation, whose post office address is 1455 Cades Bay Ave., Jupiter, FL 33458, (herein "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the rights, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18 and the West one-half of vacated alley adjacent to the West, WASHINGTON HEIGHTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, Page 46, Public Records of St. Lucie County, Florida

Parcel/Account ID# 2404-714-0018-000-7.


This is the same property described and conveyed to Grantee by that Tax Deed recorded in OR Book 4903, Page 1813, Public Records of St. Lucie County, Florida.

**SUBJECT TO** restrictions, reservations, easements and limitations of public record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

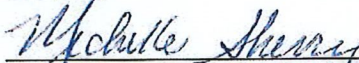
  
Witness signature

Print Name: ANTHONY FLORES

Witness signature 

Print Name: Loay Cardenas

**FLORIDA TAX DEEDS, LLC.**, a Florida limited liability company

By:   
Michelle Sherry, Authorized Member

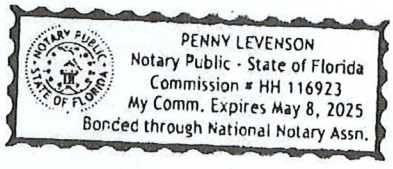
STATE OF FLORIDA )  
COUNTY OF Miami-Dade )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of February, 2023, by Michelle Sherry, authorized member of Florida Tax Deeds, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FDL as identification.

[Notary Seal]

Notary Signature: *Penny Levenson*  
Notary Public-State of Florida

Stamp/Print Name \_\_\_\_\_  
Stamp/Print /Commission Expiration \_\_\_\_\_





LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case #: 20-  
00000120

Violator: LESLIE WEXLER

Address: 317 N 11TH ST

1.) The gravity or seriousness of the violation	Minor
2a.) Any and all actions taken by the violator to correct the violation(s); OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance	Complied by vendors involuntary
3.) The length of time necessary to bring the property into compliance	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	None
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	None
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None

**Special Magistrate Hearing**  
**Meeting Date: 09/13/2023**

**8. A.**

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**Information**

**SUBJECT:**

20-1941 CE	3101 Tennessee Ave	Randy L. & Rebecca L. Stotler	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	September 02, 2020	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Randy L. Stotler Rebecca L. Stotler 3101 Tennessee Ave Ft Pierce, FL 34947	
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

On April 07, 2021, Special Magistrate Ross found the owners in violation and provided 30 days to comply or be fined \$50.00 per day.  
On February 02, 2022, Special Magistrate Ross granted the reduction of fines with reversion from \$9,440.00 to \$1,500.00, to be paid within 12 months.  
On January 18, 2023, Special Magistrate Ross granted an extension of 9 months to pay the \$1,500 (by October 20, 2023) or fines will revert back to original amount.

**ACTION DATES:**

May 13, 2021 - Extension of Time granted for additional 60 days  
July 27, 2021 - Due to non-compliance, fines were initiated.  
August 09, 2021 - Massey notice sent to owners  
August 30, 2021 - Received a written request from owners contesting the fines  
October 6, 2021 - Massey Hearing held - Special Magistrate continued case for 60 days to allow for owners to bring the property into compliance.  
December 1, 2021 - Special Magistrate again continued this matter to January 19, 2021 (hearing canceled - rescheduled to 2/2/2022)  
January 31, 2022 - Inspection completed - property found to be in compliance. Fines stopped.  
February 02, 2022 - Special Magistrate Ross granted the reduction of fines with reversion

from \$9,440.00 to \$1,500.00, to be paid within 12 months.

December 19, 2022 - Request for extension to pay fines received from violator

January 18, 2023 - Special Magistrate Ross grants extension to pay fine in 9 months, with reversion

August 29, 2023 - Request for extension to pay fines received from violator

**RECOMMENDATION:**

To be determined

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**Attachments**

Property Card

Administration Fees

Massey Criteria

Request

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**Form Review**

Form Started By: Katherine Calderon

Started On: 09/03/2021 11:48 AM

Final Approval Date: 08/29/2023

### Property Identification

Site Address: 3101 TENNESSEE AVE  
Sec/Town/Range: 17/35S/40E  
Parcel ID: 2417-808-0009-000-9  
Jurisdiction: Fort Pierce

Use Type: 0100  
Account #: 27236  
Map ID: 24/17S  
Zoning: SF Interme

### Ownership

Randy L Stotler  
Rebecca L Stotler  
3101 Tennessee Ave  
Fort Pierce, FL 34947

### Legal Description

FAIRLAWN HOMES BLK 1 LOTS 9 AND 10(OR 955-1087)

### Current Values

Just/Market Value: \$102,600  
Assessed Value: \$43,493  
Exemptions: \$25,500  
Taxable Value: \$17,993



**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): 1,368  
Gross Sketched Area (SF): 1,707  
Land Size (acres): 0.4  
Land Size (SF): 17,304

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

# Administrative Cost Estimator

01/31/2022

Property Address: 3101 Tennessee Ave 20-1941

Date case originated: 9/2/2020

Date case complied: 1/31/2022

Total time: #NAME? months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 3  
 Lien Reduction Hearings: 0

## Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
Certified Mail:	\$7.05	<u>1</u>	\$7.05

Photographs (per page)	\$0.50	<u>54</u>	\$27.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>7</u>	\$70.00
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Months Open	\$50.00	<u>16</u>	\$800.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>1</u>	\$75.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

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

Hearings	\$150.00	<u>4</u>	\$600.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

**Total Estimated Cost: \$1,932.76**



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

## MASSEY HEARING CONTESTING OF FINE/NON-COMPLIANCE

Case #: 20-00001941

Address: 3101  
TENNESSEE AVE

Hearing Date: February 1, 2022

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Moved vehicles. Repaired fence. Cleaned up yard.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

No

Katherine Calderon  
Code Enforcement Clerk,

We are requesting a extension on the fine  
Re Case # 20-00001941.

We are having financial problems paying our  
bills. We also don't have the \$300.00 needed to  
rtd our home of termities and the \$2,500 to put a  
tent over our home.

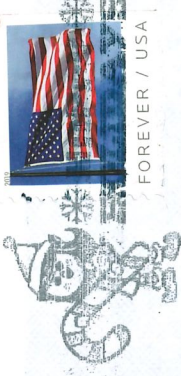
Thank you

Randy L. Stotler  
Rebecca L. Stotler  
3101 Tennessee Ave  
Fort Pierce, Florida  
34947

Randi  
1 L & Rebecca L. Stotler  
3101 Tennessee Ave.  
Ft. Pierce, FL 34947

WEST PALM BCH FL 334

16 DEC 2022 PM 4 L



Fort Pierce Code Enforcement & Animal Control  
100 North US. 1  
P.O. Box 1430  
Fort Pierce, FL 34

RECEIVED

DEC 19 2022

CITY OF FORT PIERCE  
COMMUNITY RESPONSE &  
Code Enforcement &  
Animal Control

POSTNET barcode

3495491430