

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 20, 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**

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|----|------------|--------------------|--------------------------------------|-----------------|
| 1. | 23-1691 CE | 901 S US Highway 1 | JOHNNY KING PAUL JEAN CLAUDE PAUL | Heather Debevec |
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| 2. | 23-1250 CE | 1102 S US Highway 1 | Gazza Family Fund LLC | Heather Debevec |
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| 3. | 23-914 STR | 2400 S Ocean Drive 1021 | ERIKA DANIELLE HECHAVARRIA | Heather Debevec |
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| 4. | 23-1579 CE | 305 S Ocean Drive | Door Key Properties LLC | Heather Debevec |
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| 5. | 23-1269 STR | 2400 S Ocean Drive V1114 | LISA MCCARTHY-MOORE | Heather Debevec |
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| 6. | 23-1576 BTR | 4131 S US Highway 1 STE 4 | XOTIC EMPIRE TATTOOS | Heather Debevec |
|----|-------------|---------------------------|----------------------|-----------------|

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| 7. | 23-1407 STR | 715 S Ocean Drive, Unit D | MERMAID SEASHORES LLC | Heather Debevec |
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| 8. | 23-1406STR | 715 S Ocean Drive, Unit L | MERMAID SEASHORES LLC | Heather Debevec |
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|----|-------------|---------------------------|----------------|-----------------|
| 9. | 23-1577 BTR | 4131 S US Highway 1 STE 5 | XOTIC SNAX BAR | Heather Debevec |
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| 10. | 23-1838PK | South Causeway Park | Nicole Christina Bono | Larry Stephens |
| 11. | 23-1940PK | South Causeway Park | Frederick D Robinson | Larry Stephens |
| 12. | 23-1947PK | Jaycee Park | Cody Arthur Daigneault Audra Marissa Torres | Larry Stephens |
| 13. | 23-1941PK | South Causeway Park | Laurie Ellen Ross | Larry Stephens |

4. PUBLIC HEARINGS - CITATIONS

| | | | | |
|----|-----------|---------------------|----------------------|----------------|
| A. | 23-1944 | South Causeway Park | Travis Lee Garris | Larry Stephens |
| B. | 23-1737PK | N 9th St | DANIEL THOMAS DOIRON | Larry Stephens |

5. PUBLIC HEARINGS - VIOLATION CASES

| | | | | |
|----|-------------|-------------------------|--|-----------------|
| A. | 23-2159 CE | 827 Sunrise Blvd | Malinska Cargo Shipping LLC | Isaac Saucedo |
| B. | 23-1001 STR | 2400 S Ocean Drive V623 | CARLOS R RODRIGUEZ TERESITA M MONTES | Heather Debevec |
| C. | 23-1291 CE | 2825 S US Highway 1 | 2825 S US HWY 1 LLC C/O THE SMILE MISSION | Heather Debevec |
| D. | 23-1278 CE | 2829 S US Highway 1 | FAST AND SHINE CARWASH LLC | Heather Debevec |
| E. | 23-1988 BTR | 901 S US Highway 1 | East Coast Car King | Heather Debevec |
| F. | 23-1871 CE | 1171 Binney Drive | HARRY K JOHNSON (TR)(EST) | Heather Debevec |

6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

| | | | | |
|----|------------|---------------|---------------|---------------|
| A. | 22-1587 CE | 604 S 24th St | Emetro Zuniga | Isaac Saucedo |
|----|------------|---------------|---------------|---------------|

7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

8. OTHER CASES

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing

3. B. 1.

Meeting Date: 09/20/2023

Re: Case # 23-1691 - 901 S US Highway 1

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

Information

SUBJECT:

| | | | |
|------------|--------------------|--------------------------------------|-----------------|
| 23-1691 CE | 901 S US Highway 1 | JOHNNY KING PAUL JEAN CLAUDE PAUL | Heather Debevec |
|------------|--------------------|--------------------------------------|-----------------|

CASE INFORMATION:

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|-----------------|---------------|-----------------------|----------|
| Case Initiated: | June 16, 2023 | Type of Presentation: | COMPLIED |
|-----------------|---------------|-----------------------|----------|

OWNER:

| | |
|---|--|
| OWNER: JOHNNY KING PAUL JEAN CLAUDE PAUL 780 SW ANCONA RD PORT ST LUCIE, FL 34953 | |
|---|--|

VIOLATIONS:

Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Mow and trim weeds from around the building and parking lot.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 06/28/2023 04:12 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 09/20/2023

Re: Case # 23-1250 - 1102 S US Highway 1

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

Information

SUBJECT:

| | | | |
|------------|---------------------|-----------------------|-----------------|
| 23-1250 CE | 1102 S US Highway 1 | Gazza Family Fund LLC | Heather Debevec |
|------------|---------------------|-----------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|-------------|-----------------------|----------|
| Case Initiated: | May 5, 2023 | Type of Presentation: | COMPLIED |
|-----------------|-------------|-----------------------|----------|

OWNER:

| | |
|--|---|
| OWNER: Gazza Family Fund LLC C/O Rene Griffith 4260 SE Federal Hwy Stuart, FL 34997 | REGISTERED AGENT: Joseph F Gazza 5150 N Ocean Drive Unit 1403 Riviera Beach, FL 33404 |
|--|---|

VIOLATIONS:

IPMC 304.2 Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the building where it has been repaired and peeling.

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: 06/23/2023 05:10 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 09/20/2023

Re: Case # 23-914 - 2400 S Ocean Drive 1021

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

Information

SUBJECT:

| | | | |
|------------|-------------------------|----------------------------|-----------------|
| 23-914 STR | 2400 S Ocean Drive 1021 | ERIKA DANIELLE HECHAVARRIA | Heather Debevec |
|------------|-------------------------|----------------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|----------|
| Case Initiated: | April 14, 2023 | Type of Presentation: | COMPLIED |
|-----------------|----------------|-----------------------|----------|

OWNER:

| | |
|---|--|
| OWNER: ERIKA DANIELLE HECHAVARRIA 2400 S OCEAN DR # 1021 FT PIERCE, FL 34949 | |
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental \$3900.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/14/2023 03:00 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 09/20/2023

Re: Case # 23-1579 - 305 S Ocean Drive

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

Information

SUBJECT:

| | | | |
|------------|-------------------|-------------------------|-----------------|
| 23-1579 CE | 305 S Ocean Drive | Door Key Properties LLC | Heather Debevec |
|------------|-------------------|-------------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|----------|
| Case Initiated: | June 9, 2023 | Type of Presentation: | COMPLIED |
|-----------------|--------------|-----------------------|----------|

OWNER:

| | |
|--|--|
| OWNER: DOOR KEY PROPERTIES LLC 175 GROVERS AVE BRIDGEPORT, CT 06605 | |
|--|--|

VIOLATIONS:

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

CORRECTIVE ACTIONS:

- 1.Paint or remove the rust marks on doors and the building.
2. Repair the peeling stucco on the south east area.

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: 07/26/2023 02:21 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 09/20/2023

Re: Case # 23-1269 - 2400 S Ocean Drive V1114

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

Information

SUBJECT:

| | | | |
|-------------|--------------------------|---------------------|-----------------|
| 23-1269 STR | 2400 S Ocean Drive V1114 | LISA MCCARTHY-MOORE | Heather Debevec |
|-------------|--------------------------|---------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|----------|
| Case Initiated: | May 12, 2023 | Type of Presentation: | COMPLIED |
|-----------------|--------------|-----------------------|----------|

OWNER:

| | |
|--|--|
| OWNER: LISA MCCARTHY-MOORE 25 LITCHFIELD TURNPIKE NEW PRESTON, CT 06777 | |
|--|--|

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal of \$500.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/14/2023 03:13 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 09/20/2023

Re: Case # 23-1576 - 4131 S US Highway 1 STE 4

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

Information

SUBJECT:

| | | | |
|-------------|---------------------------|----------------------|-----------------|
| 23-1576 BTR | 4131 S US Highway 1 STE 4 | XOTIC EMPIRE TATTOOS | Heather Debevec |
|-------------|---------------------------|----------------------|-----------------|

CASE INFORMATION:

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|-----------------|--------------|-----------------------|----------|
| Case Initiated: | June 9, 2023 | Type of Presentation: | COMPLIED |
|-----------------|--------------|-----------------------|----------|

OWNER:

| | |
|--|--|
| VIOLATOR: XOTIC EMPIRE TATTOOS 4131 S US HWY 1 STE 4 FT. PIERCE, FL 34982 | OWNER: COCO SOD FARMS INC 19600 STATE ROAD 70 W OKEECHOBEE, FL 34974 |
| REGISTERED AGENT: FERNANDO P VERGARA 19600 STATE ROAD 70 WEST OKEECHOBEE, FL 34974 | |

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease doing business and obtain a business tax receipt from the City Clerk's office.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 06/27/2023 05:56 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 09/20/2023

Re: Case # 23-1407 - 715 S Ocean Drive, Unit D

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

Information

SUBJECT:

| | | | |
|-------------|---------------------------|-----------------------|-----------------|
| 23-1407 STR | 715 S Ocean Drive, Unit D | MERMAID SEASHORES LLC | Heather Debevec |
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CASE INFORMATION:

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|-----------------|---------------|-----------------------|-----------|
| Case Initiated: | June 16, 2023 | Type of Presentation: | CONTINUED |
|-----------------|---------------|-----------------------|-----------|

OWNER:

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|--|--|
| OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314 | REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314 |
|--|--|

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease renting the unit and register with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/29/2023 10:58 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 09/20/2023

Re: Case # 23-1406 - 715 S Ocean Drive, Unit L

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

Information

SUBJECT:

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|------------|---------------------------|-----------------------|-----------------|
| 23-1406STR | 715 S Ocean Drive, Unit L | MERMAID SEASHORES LLC | Heather Debevec |
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CASE INFORMATION:

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|-----------------|---------------|-----------------------|-----------|
| Case Initiated: | June 16, 2023 | Type of Presentation: | CONTINUED |
|-----------------|---------------|-----------------------|-----------|

OWNER:

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| OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314 | REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314 |
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease renting and register with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/29/2023 12:11 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 09/20/2023

Re: Case # 23-1577 - 4131 S US Highway 1 STE 5

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

Information

SUBJECT:

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|-------------|---------------------------|----------------|-----------------|
| 23-1577 BTR | 4131 S US Highway 1 STE 5 | XOTIC SNAX BAR | Heather Debevec |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|----------|
| Case Initiated: | June 9, 2023 | Type of Presentation: | COMPLIED |
|-----------------|--------------|-----------------------|----------|

OWNER:

| | |
|---|---|
| VIOLATOR: XOTIC SNAX BAR 4131 S US HWY 1 STE 5 FT PIERCE, FL 34982 | OWNER: COCO SOD FARMS INC 19600 STATE ROAD 70 W OKEECHOBEE, FL 34974 |
| REGISTERED AGENT: FERNANDO P VERGARA 19600 STATE ROAD 70 WEST OKEECHOBEE, FL 34974 | |

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease conducting business and obtain a business tax receipt from the City Clerk's office.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 06/27/2023 05:46 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 09/20/2023

Re: Case# 23-1838 South Causeway Park

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

Information

SUBJECT:

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|-----------|---------------------|-----------------------|----------------|
| 23-1838PK | South Causeway Park | Nicole Christina Bono | Larry Stephens |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|------|
| Case Initiated: | June 25 2023 | Type of Presentation: | PAID |
|-----------------|--------------|-----------------------|------|

OWNER:

| | |
|------------------------------------|--|
| VIOLATOR: Nicole Christina Bono | |
|------------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 19552PK | 34-35(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 02:53 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 09/20/2023

Re: Case# 23-1940 South Causeway Park

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|----------------------|----------------|
| 23-1940PK | South Causeway Park | Frederick D Robinson | Larry Stephens |
|-----------|---------------------|----------------------|----------------|

CASE INFORMATION:

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|-----------------|--------------|-----------------------|------|
| Case Initiated: | July 2, 2023 | Type of Presentation: | PAID |
|-----------------|--------------|-----------------------|------|

OWNER:

| | |
|-----------------------------------|--|
| VIOLATOR: Frederick D Robinson | |
|-----------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 19555PK | 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 03:13 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 09/20/2023

Re: Case# 23-1947 Jaycee Park

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

Information

SUBJECT:

| | | | |
|-----------|-------------|--|----------------|
| 23-1947PK | Jaycee Park | Cody Arthur Daigneault Audra Marissa Torres | Larry Stephens |
|-----------|-------------|--|----------------|

CASE INFORMATION:

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|-----------------|--------------|-----------------------|------|
| Case Initiated: | July 2, 2023 | Type of Presentation: | PAID |
|-----------------|--------------|-----------------------|------|

OWNER:

| | |
|---|--|
| VIOLATOR: Cody Arthur Daigneault Audra Marissa Torres | |
|---|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|----------------------------------|---------|-----------|----------|-----------|
| 19559PK | 34-31(C) Parking in boat trailer | \$50.00 | \$10.00 | \$18.00 | \$78.00 |

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Larry Stephens

Started On: 08/02/2023 03:34 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 09/20/2023

Re: Case# 23-1941 South Causeway Park

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|-------------------|----------------|
| 23-1941PK | South Causeway Park | Laurie Ellen Ross | Larry Stephens |
|-----------|---------------------|-------------------|----------------|

CASE INFORMATION:

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|-----------------|--------------|-----------------------|------|
| Case Initiated: | July 2, 2023 | Type of Presentation: | PAID |
|-----------------|--------------|-----------------------|------|

OWNER:

| | |
|--------------------------------|--|
| VIOLATOR: Laurie Ellen Ross | |
|--------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 19556PK | 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 03:21 PM

Special Magistrate Hearing

4. A.

Meeting Date: 09/20/2023

Re: Case# 23-1944 South Causeway Park

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

Information

SUBJECT:

| | | | |
|---------|---------------------|-------------------|----------------|
| 23-1944 | South Causeway Park | Travis Lee Garris | Larry Stephens |
|---------|---------------------|-------------------|----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|----------|
| Case Initiated: | July 2, 2023 | Type of Presentation: | Citation |
|-----------------|--------------|-----------------------|----------|

OWNER:

| | |
|--------------------------------|--|
| VIOLATOR: Travsi Lee Garris | |
|--------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 19563PK | 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: 09/14/2023

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

Special Magistrate Hearing

4. B.

Meeting Date: 09/20/2023

Re: Case# 23-1737 N 9th St

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

Information

SUBJECT:

| | | | |
|-----------|----------|----------------------|----------------|
| 23-1737PK | N 9th St | DANIEL THOMAS DOIRON | Larry Stephens |
|-----------|----------|----------------------|----------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|----------|
| Case Initiated: | June 12, 2023 | Type of Presentation: | Citation |
|-----------------|---------------|-----------------------|----------|

OWNER:

| | |
|-----------------------------------|--|
| VIOLATOR: DANIEL THOMAS DOIRON | |
|-----------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------|---------|-----------|----------|-----------|
| 19550PK | 34-31(L) Right of way | \$50.00 | \$10.00 | \$18.00 | \$78.00 |

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Form Review

Form Started By: Larry Stephens

Started On: 08/02/2023 02:38 PM

Final Approval Date: 09/14/2023

Special Magistrate Hearing

5. A.

Meeting Date: 09/20/2023

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 |
|------------|------------------|-----------------------------|---------------|

CASE INFORMATION:

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|-----------------|---------------|-----------------------|---------|
| Case Initiated: | July 25, 2023 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

OWNER:

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

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: 09/14/2023

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

Special Magistrate Hearing

5. B.

Meeting Date: 09/20/2023

Re: Case # 23-1001 - 2400 S Ocean Drive V623

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

Information

SUBJECT:

| | | | |
|-------------|-------------------------|---|-----------------|
| 23-1001 STR | 2400 S Ocean Drive V623 | CARLOS R RODRIGUEZ TERESITA M MONTES | Heather Debevec |
|-------------|-------------------------|---|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|---------|
| Case Initiated: | May 12, 2023 | Type of Presentation: | Regular |
|-----------------|--------------|-----------------------|---------|

OWNER:

| | |
|---|--|
| OWNER: CARLOS R RODRIGUEZ TERESITA M MONTES 2400 S OCEAN DR # 623 FT PIERCE, FL 34949 | |
|---|--|

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental \$3750.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/14/2023 02:44 PM

Final Approval Date: 09/14/2023

Special Magistrate Hearing

5. C.

Meeting Date: 09/20/2023

Re: Case # 23-1291 - 2825 S US Highway 1

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

Information

SUBJECT:

| | | | |
|------------|---------------------|--|-----------------|
| 23-1291 CE | 2825 S US Highway 1 | 2825 S US HWY 1 LLC C/O THE SMILE MISSION | Heather Debevec |
|------------|---------------------|--|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|---------|
| Case Initiated: | May 19, 2023 | Type of Presentation: | Regular |
|-----------------|--------------|-----------------------|---------|

OWNER:

| | |
|---|--|
| OWNER: 2825 S US HWY 1 LLC C/O THE SMILE MISSION 9900 SW 168TH ST MIAMI, FL 33157 | REGISTERED AGENT: DUSTIN PFUNDHELLER 9900 SW 168TH ST MIAMI, FL 33157 |
|---|--|

VIOLATIONS:

*IPMC 302.3 Sidewalks and driveways.
IPMC 304.2 Protective treatment.*

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building department and repair the parking lot of pot holes and deterioration.
2. Paint the building where paint is peeling, fading, and discoloring.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 06/23/2023 08:15 AM

Final Approval Date: 09/14/2023

Special Magistrate Hearing

5. D.

Meeting Date: 09/20/2023

Re: Case # 23-1278 - 2829 S US Highway 1

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

Information

SUBJECT:

| | | | |
|------------|---------------------|-------------------------------|-----------------|
| 23-1278 CE | 2829 S US Highway 1 | FAST AND SHINE CARWASH LLC | Heather Debevec |
|------------|---------------------|-------------------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|---------|
| Case Initiated: | May 12, 2023 | Type of Presentation: | Regular |
|-----------------|--------------|-----------------------|---------|

OWNER:

| | |
|---|---|
| OWNER: FAST AND SHINE CARWASH LLC 205 EDMOR RD WEST PALM BEACH, FL 33405 | REGISTERED AGENT: MATHISON WHITTLES LLP 5606 PGA BLVD SUITE 211 PALM BEACH GARDENS, FL 33418 |
| OTHER: QUICK CARWASH 1 2829 S US HWY 1 FT PIERCE, FL 34950 | |

VIOLATIONS:

Section 117-3(b) – Removal of signs.

CORRECTIVE ACTIONS:

1. Repair or replace the aerial sign as the letters are peeling from it.

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: 09/14/2023

Started On: 06/23/2023 08:42 AM

Special Magistrate Hearing

5. E.

Meeting Date: 09/20/2023

Re: Case # 23-1988 - 901 S US Highway 1

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

Information

SUBJECT:

| | | | |
|-------------|--------------------|---------------------|-----------------|
| 23-1988 BTR | 901 S US Highway 1 | East Coast Car King | Heather Debevec |
|-------------|--------------------|---------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | July 11, 2023 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| VIOLATOR: EAST COAST CAR KING 901 S US HIGHWAY 1 FT PIERCE, FL 34950 | REGISTERED AGENT: JOHNNY PAUL 901 S US HIGHWAY 1 FT PIERCE, FL 34950 |
| OWNER: JOHNNY KING PAUL JEAN CLAUDE PAUL 780 SW ANCONA RD PORT ST LUCIE, FL 34953 | |

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Contact the City Clerk's Office and obtain the business tax receipt or remove all signs and products of the previous business.

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: 09/14/2023

Started On: 07/28/2023 05:12 PM

Special Magistrate Hearing

5. F.

Meeting Date: 09/20/2023

Re: Case # 23-1871 - 1171 Binney Drive

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

Information

SUBJECT:

| | | | |
|------------|-------------------|---------------------------|-----------------|
| 23-1871 CE | 1171 Binney Drive | HARRY K JOHNSON (TR)(EST) | Heather Debevec |
|------------|-------------------|---------------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|---------|
| Case Initiated: | July 7, 2023 | Type of Presentation: | Regular |
|-----------------|--------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| OWNER: HARRY K JOHNSON (TR)(EST) 1171 BINNEY DR FT PIERCE, FL 34949 | OTHER: CORLISS PHILLIPS 1903 PLOVER AVE FT PIERCE, FL 34949 |
| OTHER: LANCE JOHNSON 7916 149TH ST APT 2F FLUSHING, NY 11367 | OTHER: LANCE JOHNSON 1171 BINNEY DR A FT PIERCE, FL 34949 |

VIOLATIONS:

Section 30-28(c) – Responsibility for containers

Section 123-37(12) –Landscape maintenance

IPMC 304.1 Exterior structure – General.

CORRECTIVE ACTIONS:

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Mow the yard, trim weeds from trees and bushes, clean off fence lines, and trim bushes for a neat appearance.
3. Resecure the loose board on the front of the carport.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/14/2023

Started On: 08/01/2023 11:36 AM

Special Magistrate Hearing
Meeting Date: 09/20/2023

6. A.

Information

SUBJECT:

| | | | |
|------------|---------------|---------------|---------------|
| 22-1587 CE | 604 S 24th St | Emetro Zuniga | Isaac Saucedo |
|------------|---------------|---------------|---------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|--------|
| Case Initiated: | May 18, 2022 | Type of Presentation: | Massey |
|-----------------|--------------|-----------------------|--------|

OWNER:

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

VIOLATIONS:

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

FINDINGS/ORDER:

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

ACTION DATES:

December 7, 2022 - Special Magistrate gave violator 10 days to comply or fine of \$150 daily.
March 14, 2023 - Affidavit of Non-Compliance sent to violator
April 4, 2023 - Massey Letter sent
April 10, 2023 - Massey request received from owner
August 9, 2023 - Property brought into compliance, fines stopped
August 14, 2023 - Affidavit of Compliance issued
Balance: \$22,220.00

RECOMMENDATION:

TBD

Attachments

Property Card
Massey Criteria

Request
Admin Costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 09/14/2023

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

Property Identification

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

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

Ownership

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

Legal Description

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

Current Values

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



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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

Total Areas

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

Building Design Wind Speed

| Occupancy Category | I | II | III |
|--------------------|-----|-----|-----|
| Speed | 140 | 150 | 160 |

Sources/links:



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

Case #: 22-00001587 Address: 604 S 24TH ST Hearing Date: August 16, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Removed all trash, coolers, gas cans, storage, containers, tools, and any other items from public view. Repaired rotten wood throughout the home.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

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

CASE# 22-1587

Im Requesting a hearing, we are currently working on the issues, on the property 604.5 29th St, I disagree with the findings of the non compliance, as mentioned we are currently working on the issues.

RECEIVED

APR 10 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

772-940-2306 - EMeTerio

Administrative Cost Estimator

8/14/2023

Property Address: 604 S 24th Street (22-1587)

Date case originated: 5/18/2022

Date case complied: 8/9/2023

Total time: 14 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

| | | | |
|--------------------|--------|----------|--------|
| Regular 1st Class: | \$0.53 | <u>9</u> | \$4.77 |
|--------------------|--------|----------|--------|

| | | | |
|-----------------|--------|----------|--------|
| Certified Mail: | \$7.05 | <u>1</u> | \$7.05 |
|-----------------|--------|----------|--------|

| | | | |
|------------------------|--------|-----------|---------|
| Photographs (per page) | \$0.50 | <u>59</u> | \$29.50 |
|------------------------|--------|-----------|---------|

| | | | |
|---|---------|----------|---------|
| Filing Fees (add 1 fee for Release of Lien) | \$10.00 | <u>4</u> | \$40.00 |
|---|---------|----------|---------|

| | | | |
|-------------|---------|-----------|----------|
| Months Open | \$50.00 | <u>14</u> | \$700.00 |
|-------------|---------|-----------|----------|

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 |
|--------------------------------|---------|----------|---------|

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 |
|--------------------------|----------|----------|----------|

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 |
|----------|----------|----------|----------|

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 |
|-------------------|----------|-------------------|--------|

Fee set by the City Commission

Total Estimated Cost: \$1,431.32