

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 4, 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.	23-1965PK	South Causeway Park	PV Holding Corp	Charmaine Kirkland
2.	23-1454 STR	2400 S Ocean Drive 313	BARBARA JANE QUINN RICHARD LEE AYCOCK JR	Heather Debevec
3.	23-1296 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
4.	23-1295 CE	308 Avenue A	EAST COAST LAND HOLDINGS LLC	Heather Debevec
5.	23-1684 CE	2101 S Indian River Drive	DANIELLE ELAINE ROSE	Heather Debevec
6.	23-1471 STR	2400 S Ocean Drive V325	ARMANDO G MALDONADO ANA I MALDONADO	Heather Debevec
7.	23-1536 STR	2400 S Ocean Drive V1013	GORY (TR), DALLAS	Heather Debevec
8.	23-1434 STR	1601 Bahia Drive	JEREMY SMAIL ASHLEY COUDRIET	Heather Debevec

9.	23-1458 STR	2400 S Ocean Drive V111	JERRY SANTANGELO RUTH ANN SANTANGELO	Heather Debevec
10.	23-1513 STR	2400 S Ocean Drive V315	DIEGO LUCIEN JIMENEZ INDIRA JIMENEZ	Heather Debevec
11.	23-1524 STR	2400 S Ocean Drive V722	JAKUB KOSCIELNIAK	Heather Debevec
12.	23-1504 STR	2400 S Ocean Drive V724	SELINA DALE WINTER	Heather Debevec
13.	23-1540 STR	2400 S Ocean Drive 811	BRADFORD O'BRIEN KRISTINIA O'BRIEN	Heather Debevec
14.	23-1533 STR	2400 S Ocean Drive V1132	CHRISTINE K SEILER (TR) MARGARET E SEILER	Heather Debevec
15.	23-1878CE	1802 Orange Avenue	1802 Orange LLC	Charmaine Kirkland
16.	23-1880CE	1727 Okeechobee Rd	1727 Okeechobee, LLC	Charmaine Kirkland
17.	23-963PK	Jetty Park	Mark Donnelly	Michael Rabenecker
18.	23-1432 STR	1361 Binney Drive A	DANA FRANCE NEIL & ELIZABETH FRAVEL	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	23-1840PK	South Causeway Park	Scott Allan Bailey	Larry Stephens
B.	23-1556 PK	South Causeway Park	Anthony Patrick Carrion	Larry Stephens
C.	23-1209 CT	2425 Mohawk Avenue	Marquis Brown	Heather Debevec
D.	23-1862PK	Jaycee Park	Janelle Krista Perez	Charmaine Kirkland
E.	23-2120PK	Jaycee Park	Reginald Toussaint	Michael Rabenecker
F.	23-2444PK	South Causeway Park	Ameenah Wright Troutman	Michael Rabenecker

G.	23-889PK	200 Blk North Indian River Drive	Jaret Michael Yavorsky	Michael Rabenecker
H.	23-934PK	Jaycee Park	Anthony Stevens, II Lauren Stevens	Michael Rabenecker
I.	23-881PK	South Causeway Park	Talisson Pedro Alves	Michael Rabenecker
J.	23-872PK	South Causeway Park	Charles Mowry	Michael Rabenecker
K.	23-1609PK	Jaycee Park	Julicia Monds	Michael Rabenecker
L.	23-786PK	400 Blk Pinewood Drive	Linnes Finney, JR	Michael Rabenecker
M.	23-2248PK	South Causeway Park	Karl David Kahmann	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-1249 CE	1802 S US Highway 1	L & W RESORTS & ENTERPRISES OF FORT PIERCE LLC	Heather Debevec
B.	23-1153 CE	412 N US Highway 1	BAKERS MANAGEMENT PROPERTIES	Heather Debevec
C.	23-1152 CE	430 N US Highway 1	BAKER'S MGMT PROPERTIES INC	Heather Debevec
D.	23-1032 CE	523 S US Highway 1	JULIO C DELGADO REYNA SAMPIERI	Heather Debevec
E.	23-1276 CE	2835 S US Highway 1	Capital Trust	Heather Debevec
F.	23-1253 CE	1012 S US Highway 1	PEKING CHINESE RESTAURANT INC	Heather Debevec
G.	23-1671 CE	2507 S Indian River Drive	DIANE WYNNE	Heather Debevec
H.	23-2348 CE	120 Gardenia Avenue	JOSE A ANDRADE JULIAN R ZAMORA	Heather Debevec

I.	23-1870 CE	1404 Juanita Avenue	ROBIN IVEY JOHN P IVEY	Heather Debevec
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J.	23-1531 STR	2400 S Ocean Drive V712	ROBERT L MILES (TR)	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.	Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing

3. B. 1.

Meeting Date: 10/04/2023

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:	PAID
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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
Final Approval Date: 09/19/2023

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

Special Magistrate Hearing

3. B. 2.

Meeting Date: 10/04/2023

Re: Case# 23-1454 - 2400 S Ocean Drive 313

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

Information

SUBJECT:

23-1454 STR	2400 S Ocean Drive 313	BARBARA JANE QUINN RICHARD LEE AYCOCK JR	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: BARBARA JANE QUINN RICHARD LEE AYCOCK JR AUDRA GRACE QUINN 3719 ELVERA LN WARREN, MI 48092	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease renting the unit and register it 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 03:27 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 10/04/2023

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:	COMPLIED
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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. 4.

Meeting Date: 10/04/2023

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:	COMPLIED
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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. 5.

Meeting Date: 10/04/2023

Re: Case # 23-1684 - 2101 S Indian River Drive

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

Information

SUBJECT:

23-1684 CE	2101 S Indian River Drive	DANIELLE ELAINE ROSE	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: DANIELLE ELAINE ROSE 506 SUWANEE CIR TAMPA, FL 33606	
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VIOLATIONS:

Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Mow the yard, trim weeds from bushes and trees, and remove the dead debris.

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 05:35 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 10/04/2023

Re: Case # 23-1471 - 2400 S Ocean Drive V325

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

Information

SUBJECT:

23-1471 STR	2400 S Ocean Drive V325	ARMANDO G MALDONADO ANA I MALDONADO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: ARMANDO G MALDONADO ANA I MALDONADO 2400 S OCEAN DR V 325 FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt from the City Clerk's Office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental \$2,880.00 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 Started By: Heather Debevec

Started On: 06/29/2023 04:11 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 10/04/2023

Re: Case # 23-1536 - 2400 S Ocean Drive V1013

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

Information

SUBJECT:

23-1536 STR	2400 S Ocean Drive V1013	GORY (TR), DALLAS	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: DALLAS GORY (TR) 14828 BRECKNESS PL MIAMI LAKES, FL 33016	
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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 to one month's rental OR \$3,030.00 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: 06/30/2023 07:54 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 10/04/2023

Re: Case # 23-1434 - 1601 Bahia Drive

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

Information

SUBJECT:

23-1434 STR	1601 Bahia Drive	JEREMY SMAIL ASHLEY COUDRIET	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JEREMY SMAIL ASHLEY COUDRIET 150 HILL RD LEECHBURG, PA 15656	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt through the City Clerk's Office.
2. Register the proeprty with the City Clerk's Office.

RECOMMENDATION:

The City requests 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 Started By: Heather Debevec

Started On: 06/29/2023 01:49 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 10/04/2023

Re: Case # 23-1458 - 2400 S Ocean Drive V111

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

Information

SUBJECT:

23-1458 STR	2400 S Ocean Drive V111	JERRY SANTANGELO RUTH ANN SANTANGELO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JERRY SANTANGELO RUTH ANN SANTANGELO 129 LEDGEWOOD DR SMITHTOWN, NY 11787	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

The City requests that a 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 02:42 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 10/04/2023

Re: Case # 23-1513 - 2400 S Ocean Drive V315

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

Information

SUBJECT:

23-1513 STR	2400 S Ocean Drive V315	DIEGO LUCIEN JIMENEZ INDIRA JIMENEZ	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: DIEGO LUCIEN JIMENEZ INDIRA JIMENEZ 9781 SW 16TH TER MIAMI, FL 33165	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt with the City Clerk's Office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine of \$4,500.00 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 Started By: Heather Debevec

Started On: 06/29/2023 03:47 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 10/04/2023

Re: Case # 23-1524 - 2400 S Ocean Drive V722

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

Information

SUBJECT:

23-1524 STR	2400 S Ocean Drive V722	JAKUB KOSCIELNIAK	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JAKUB KOSCIELNIAK 91 LAKE DRIVE NORTH KESWICK ON, CN L4P 1A9 CANADA	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt from the City Clerk's office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental OR \$2,850.00 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 04:49 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 10/04/2023

Re: Case # 23-1504 - 2400 S Ocean Drive V724

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

Information

SUBJECT:

23-1504 STR	2400 S Ocean Drive V724	SELINA DALE WINTER	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: SELINA DALE WINTER 3320 COMPASS WAY ALPHARETTA, GA 30004	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt through ther City Clerk's office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal to one month’s rental \$2,340.00 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 05:07 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 10/04/2023

Re: Case # 23-1540 - 2400 S Ocean Drive 811

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

Information

SUBJECT:

23-1540 STR	2400 S Ocean Drive 811	BRADFORD O'BRIEN KRISTINIA O'BRIEN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: BRADFORD O'BRIEN KRISTINIA O'BRIEN 1139 SOUTHPORT CT WELLINGTON, FL 33414	
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VIOLATIONS:

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt through the City Clerk's office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental \$3,780.00 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 Started By: Heather Debevec

Started On: 06/30/2023 07:34 AM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 10/04/2023

Re: Case # 23-1533 - 2400 S Ocean Drive V1132

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

Information

SUBJECT:

23-1533 STR	2400 S Ocean Drive V1132	CHRISTINE K SEILER (TR) MARGARET E SEILER	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: CHRISTINE K SEILER (TR) MARGARET E SEILER 17743 ESPRIT DR TAMPA, FL 33647	
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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 to one month's rental \$3,600.00 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: 06/30/2023 08:32 AM

Special Magistrate Hearing

3. B. 15.

Meeting Date: 10/04/2023

Re: Case #23-1878 - 1802 Orange Avenue

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

Information

SUBJECT:

23-1878CE	1802 Orange Avenue	1802 Orange LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	July 06, 2023	Type of Presentation:	CONTINUED
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OWNER:

VIOLATOR: 1802 Orange LLC 1017 Colonial RD Ft. Pierce, FL 34950	REGISTERED AGENT: Ron Zriny 1017 Colonial Road Ft, Pierce, FL 34950
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VIOLATIONS:

Section 117-3(b) – Removal of signs.

CORRECTIVE ACTIONS:

1. Please remove or repair advertising sign. A permit may be required. If you have any questions, contact the Planning Department via email Planning@cityoffortpierce.com

RECOMMENDATION:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/10/2023 09:05 AM

Special Magistrate Hearing

3. B. 16.

Meeting Date: 10/04/2023

Re: Case #23-1880 - 1727 Okeechobee Road

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

Information

SUBJECT:

23-1880CE	1727 Okeechobee Rd	1727 Okeechobee, LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	July 06, 2023	Type of Presentation:	CONTINUED
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OWNER:

VIOLATOR: 1727 Okeechobee, LLC 3341 SW CRESTVIEW RD PORT SAINT LUCIE, FL 34953	REGISTERED AGENT: SANJEEV KUMAR 3341 CRESTVIEW RD PORT SAINT LUCIE, FL 34953
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VIOLATIONS:

Section 117-3(b) – Removal of signs.

CORRECTIVE ACTIONS:

1. Please remove or repair advertising sign. A permit may be required. If you have any questions, contact the Planning Department via email Planning@cityoffortpierce.com

RECOMMENDATION:

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 08/10/2023 09:25 AM

Special Magistrate Hearing**3. B. 17.****Meeting Date:** 10/04/2023**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:	PAID
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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: 09/19/2023

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

Special Magistrate Hearing

3. B. 18.

Meeting Date: 10/04/2023

Re: Case # 23-1432 - 1361 Binney Drive A

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

Information

SUBJECT:

23-1432 STR	1361 Binney Drive A	DANA FRANCE NEIL & ELIZABETH FRAVEL	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: DANA FRANCE NEIL & ELIZABETH FRAVEL 3315 ROSS CARTER LN CHIPLEY, FL 32428	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt through the City Clerk's Office.
2. Register the rental with the City Clerk's Office.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental OR \$3,270.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all

utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/28/2023

Started On: 06/29/2023 02:26 PM

Special Magistrate Hearing

4. A.

Meeting Date: 10/04/2023

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: 09/19/2023

Special Magistrate Hearing

4. B.

Meeting Date: 10/04/2023

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
Final Approval Date: 09/19/2023

Started On: 07/31/2023 03:23 PM

Special Magistrate Hearing**4. C.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing

4. D.

Meeting Date: 10/04/2023

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: 09/19/2023

Special Magistrate Hearing**4. E.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing**4. F.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing**4. G.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing**4. H.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing**4. I.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing**4. J.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing

4. K.

Meeting Date: 10/04/2023

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: 09/19/2023

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

Special Magistrate Hearing**4. L.****Meeting Date:** 10/04/2023**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: 09/19/2023

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

Special Magistrate Hearing

4. M.

Meeting Date: 10/04/2023

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: 09/29/2023

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

Special Magistrate Hearing

5. A.

Meeting Date: 10/04/2023

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:

OWNER: L & W RESORTS & ENTERPRISES OF FORT PIERCE LLC 4529 W IRLO BRONSON MEMORIAL HWY KISSIMMEE, FL 34746	REGISTERED AGENT: 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: 09/19/2023

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

Special Magistrate Hearing

5. B.

Meeting Date: 10/04/2023

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
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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: 09/19/2023

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

Special Magistrate Hearing

5. C.

Meeting Date: 10/04/2023

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: 09/19/2023

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

Special Magistrate Hearing

5. D.

Meeting Date: 10/04/2023

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: 09/19/2023

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

Special Magistrate Hearing

5. E.

Meeting Date: 10/04/2023

Re: Case # 23-1276 - 2835 S US Highway 1

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

Information

SUBJECT:

23-1276 CE	2835 S US Highway 1	Capital Trust	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: CAPITAL TRUST PO BOX 551 PENNSAUKEN, NJ 08110	REGISTERED AGENT: BOOMERS FIREWORKS GAF LC ED SHUMAN PO BOX 551 PENNSAUKEN, NJ 08110
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VIOLATIONS:

- IPMC 304.1 Exterior structure – General.
- IPMC 302.3 Sidewalks and driveways.
- IPMC 304.2 Protective treatment.
- Section 117-3(b) – Removal of signs

CORRECTIVE ACTIONS:

1. Repair or replace the rotting wood around the building.
2. Repair the parking lot from potholes and deterioration. You will need to contact Building for permit requirements.
3. Paint the building where it is discoloring, paint is peeling and fading.
4. Re-stripe the parking lot.
5. Repair the signs falling from the front of the building.
6. Repair or replace the aerial sign as it is peeling and fading.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/28/2023

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

Special Magistrate Hearing

5. F.

Meeting Date: 10/04/2023

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: 09/19/2023

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

Special Magistrate Hearing

5. G.

Meeting Date: 10/04/2023

Re: Case # 23-1671 - 2507 S Indian River Drive

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

Information

SUBJECT:

23-1671 CE	2507 S Indian River Drive	DIANE WYNNE	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: DIANE WYNNE 2507 S INDIAN RIVER DR FT PIERCE, FL 34950	
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VIOLATIONS:

Section 123-37(12) –Landscape maintenance

CORRECTIVE ACTIONS:

1. Mow, trim weeds from bushes and trees, and remove the dead tree pieces and debris.

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: 09/28/2023

Started On: 06/28/2023 05:24 PM

Special Magistrate Hearing

5. H.

Meeting Date: 10/04/2023

Re: Case # 23-2348 - 120 Gardenia Avenue

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

Information

SUBJECT:

23-2348 CE	120 Gardenia Avenue	JOSE A ANDRADE JULIAN R ZAMORA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Repeat
R &D Order	December 4, 2019	Case :	19-1821

OWNER:

OWNER: JOSE A ANDRADE JULIAN R ZAMORA 120 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

1. Remove the piles of wood, buckets, crates, rags, jack stands and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$500.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/28/2023

Started On: 08/16/2023 10:07 AM

Special Magistrate Hearing

5. I.

Meeting Date: 10/04/2023

Re: Case #23-1870 - 1404 Juanita Avenue

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

Information

SUBJECT:

23-1870 CE	1404 Juanita Avenue	ROBIN IVEY JOHN P IVEY	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 7, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: ROBIN IVEY JOHN P IVEY 1404 JUANITA AVE FT PIERCE, FL 34946	
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VIOLATIONS:

- IPMC 702.4 Emergency escape openings (covered windows)
- IPMC 304.3 Address identification
- Section 123-37(12) –Landscape maintenance
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
- Section 30-28(c) – Responsibility for containers
- IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Remove or take down the shutters from the windows
2. Place house numbers to be visible from the roadway.
3. Mow, clean off fence lines, and trim weeds from around the home and other plants.
4. Remove, bring in, or place in a shed the scooter, appliances, tools, tables, tarps, clothing, cords, containers, metal frames, and other loose items from the yard and porch.
5. Provide proof of valid registration and operability for the camper, boat, and truck in the east yard.
6. Store trash, yard, and recycle bins to the side or rear of the home.
7. Clean the dark marks from the front door or paint the front door.

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: 08/09/2023 03:57 PM

Final Approval Date: 09/28/2023

Special Magistrate Hearing

5. J.

Meeting Date: 10/04/2023

Re: Case # 23-1531 - 2400 S Ocean Drive V712

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

Information

SUBJECT:

23-1531 STR	2400 S Ocean Drive V712	ROBERT L MILES (TR)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: ROBERT L MILES (TR) 2750 SE OCEAN BLVD #120 SOUTH STUART, FL 34996	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Cease renting and obtain a business tax receipt from the City Clerk's office.
2. Register the rental with the City Clerk's office.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation(s) exist, the following be ordered:

1. In accordance with State Statute 162.09(2)(a), a fine equal to one month's rental OR \$4,500.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must remove all advertisements for vacation rentals within 48 hours.
3. A vacation rental registration and a business tax receipt must be obtained before any future advertisements are posted or future rentals take place.
4. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
5. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 06/29/2023 04:37 PM

Final Approval Date: 09/28/2023

Special Magistrate Hearing
Meeting Date: 10/04/2023

7. A.

Information

SUBJECT:

Lot Clearing	317 N 11th St	Leslie Wexler	Peggy Arraiz
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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	
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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	Waived
TOTAL DUE	\$4,065.15	\$0.00	\$2,564.79

REDUCTION CRITERIA:

May 9, 2023 - First Request for Reduction received
June 21, 2023 - 1st Reduction Hearing

RECOMMENDATION:

Staff recommends reducing the lien to \$2,564.79, to cover the hard costs, administration fees, interest, penalties.

Attachments

7 Criteria
Property Card
Request
List of Invoices

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 09/19/2023

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



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

Property Identification

Site Address: 317 N 11th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-516-0028-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 21602
Map ID: 24/09N
Zoning: Medium Den

Ownership

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

Legal Description

M E GOLDSMITH'S S/D BLK 2 LOT 10

Current Values

Just/Market Value: \$28,100
Assessed Value: \$22,770
Exemptions: \$0
Taxable Value: \$22,770



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): 0.23
Land Size (SF): 10,065

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:



SEP 26 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:	9/6/2023		
Property address:	317 N 11 th St		
Owner(s) of record:	Leslie Wexler c/o Phillip Grill		
Mailing address:	#1 local 7486 Sheridan Rd, Melbourne, FL 32904 #2 416 Denison St Apt 2L Highland Park, NJ 08904		
Property tax ID #:	2409-516-0028-000-7		
Original purchase date:	6/02/2021	Original purchase price:	\$100
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:	Leslie Wexler	Relationship to owner(s)	SELF
Telephone #:	239-234-0715	E-Mail:	wexler82@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)	\$ 1,314.42	\$ 1,314.42
Administrative Fees	\$ 1,200.00	\$ 600.00
Interest	\$ 1,100.72	\$ 550.36
Penalties	\$ 200.01	\$ 100.01
TOTAL AMOUNT	\$ 3,815.15	\$ 2,564.79

Leslie Wexler 9-22-23 Leslie Wexler
Signature of Owner or Representative Date Printed Name



SEP 25 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: 317 N. 11ST Fort Pierce, FL 34950

Parcel ID #: 2409-516-0028-000-7

Property Owner: Leslie Wexler

Mailing Address: Local-BEST address: 7486 Sheridan Rd, Melbourne FL 32904 / 416 DENISON ST APT 2L Highland Park NJ 08904

Telephone #: 239-234-0715 Cell Phone #: same

E-Mail Address: wexler82@gmail.com

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, Leslie Wexler, 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 agree to the city's amount of \$2,564.79 ^{over 2 years} and I will not pursue an appeal to the Commissioners. I have already requested a reduction and was informed that the \$250 is waived. Please send any further communication to ^{PLB} 7486 Sheridan Rd, Melbourne FL 32904

Regards, Leslie Wexler

PLEASE INITIAL:

Already went through this process w/ magistrate

- 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: Leslie Wexler

Date: 9-22-23

FOR OFFICE USE ONLY:	RECEIVED DATE: <u>9/24/23</u>
OWNERSHIP INFORMATION:	<u>mmhri.</u>
<input checked="" 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>1</u>
	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:	
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: <u>10/4/23 1:30pm</u>

MR430I01

CITY OF FORT PIERCE FINANCE DEPARTMENT
Miscellaneous Receivables Inquiry

7/24/23
13:51:23

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
 Last statement . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . : 4/24/20 HART
 Current balance . : 10,937.88 FT PIERCE, FL 34950
 Pending : .00 Status: A ACTIVE
 Previous balance : 10,937.88 Type: 001 0000 115 02 00 LC
 Deposit balance . : .00
 Type options, press Enter. Open Activity

1=Select

Opt Code	Description	Current	Overdue	Total due
-	INT01 LC INTEREST CHARGE 6%/YR	.00	5086.22	307.02 5086.22
-	LOTAD LOT CLEARING ADMIN FEE	.00	2700.00	500.00 2700.00
-	LOTCL LOT CLEARING	.00	1537.19	989.50 1537.19
-	LOTCL2 LC	.00	600.00	0 600.00
-	PEN01 LC PENALTY CHARGES OF .1%	.00	1014.47	50.97 1014.47
			<u>1847.67</u>	Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
 F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
 F14=Deposit detail F20=Print Activity Listing F21=Other tasks

Handwritten calculation:
 1847.67
 + 717.30

 \$2564.97

MR450I02

CITY OF FORT PIERCE FINANCE DEPARTMENT
Invoice Inquiry

7/24/23
11:40:10

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
Last statement . : 5/16/23 Addr: 240951600280007 BNGC
Last invoice . . : 4/24/20 HART
Current balance . : 10,937.88 FT PIERCE, FL 34950
Pending : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	INT %	Overdue	Total billed
<u>1</u> 3YR	4/24/20	37125 20-0120	9.00 .00	51.00	400.00	-100.00 200.00 ✓
<u>2</u> 6YR	1/13/17	32155 16-2629	6.00 .00	36.00	200.00	200.00 ✓
<u>3</u> 7YR	7/26/16	31569 16-0697	8.15 .00	52.50	225.00	225.00 ✓
<u>4</u> 8YR	9/10/15	30343 15-0827	6.00 .00	36.00	175.00	175.00 ✓
-			.00			
-			.00			
<u>5</u> 7YR	7/25/06	18722 06-3546	11.22 .00	67.83	166.43	166.43 ✓
<u>6</u> 18YR	5/17/05	17746 05-0604	11.88 .00	71.82	166.43	166.43 ✓

More...

F3=Exit F12=Cancel

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
 Last statement . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . : 4/24/20 HART
 Current balance . : 10,937.88 FT PIERCE, FL 34950
 Pending : .00 Status: A ACTIVE

Type options; press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
<u>7</u> 1942	12/03/04	17312 04-2429	PEN 1% 12.54 .00	INT 6% 166.43	-100.00 166.43 ✓
<u>8</u> 1942	9/16/04	17030 04-1835	11.97 .00	75.81 72.20	163.41 ✓
<u>9</u> 1942	3/04/04	16311 03-4410	11.97 .00	72.28	163.40 ✓
<u>10</u> 2042	11/17/03	15871 03-3238	12.60 .00	75.60	163.40 ✓
11	9/10/03	15596 03-2051	.00	163.40	163.40 ✓
12	6/25/03	15337 03-1063	.00	163.40	163.40 ✓
13	3/07/03	13675 02-10244	.00	163.40	163.40 ✓
14	9/17/02	10416 02-8891	.00	163.40	163.40 ✓

More...

F3=Exit F12=Cancel

$$= \text{HARD COSTS} = 989.50$$

$$\text{Admin @ \$100.} \times 10 = \$1,000. = 500. = 50\% \text{ Admin}$$

$$\text{Int @ 6\%} = \$614.04 \quad \text{50\% Int} = 307.02$$

$$\text{PRINCIPLE} \times \text{INT} \times \text{TERM}$$

$$\text{Pen @ 1\%} = \$101.93 \quad \text{50\% Pen.} = 50.97$$

$$\text{PRINCIPLE} \times \text{INT} \times \text{TERM}$$

$$\text{Reduced Amount due} = \$1,847.67$$

MR450I02

CITY OF FORT PIERCE FINANCE DEPARTMENT
Invoice Inquiry

7/24/23
11:40:10

Customer ID :	927	Name: 317 N 11 ST	BNGC
Last statement . . :	5/16/23	Addr: 240951600280007	BNGC
Last invoice . . . :	4/24/20	HART	
Current balance . . :	10,937.88	FT PIERCE, FL	34950
Pending :	.00	Status: A	ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
<u>15</u>	8/31/02	10290 02-7678	.00	163.40	163.40 ✓
<u>16</u>	5/02/02	10033 02-0597	.00	163.40	163.40 ✓
<u>17</u>	2/07/02	9787 01-6194	.00	163.40	163.40 ✓
<u>18</u>	11/27/01	9569 01-5409	.00	166.42	166.42 ✓
<u>19</u>	9/27/01	9373 01-4058	.00	166.43	166.43 ✓
<u>20</u>	11/30/00	8620 00-6254	.00	166.42	166.42 ✓
<u>21</u>	9/30/00	8422 00-4426	.00	166.24	166.24 ✓
<u>22</u>	8/30/99	7285 99-6667	.00	158.37	158.37 ✓

More...

F3=Exit F12=Cancel

MR450I02

CITY OF FORT PIERCE FINANCE DEPARTMENT

7/24/23

Invoice Inquiry

11:40:10

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
 Last statement . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . : 4/24/20 HART
 Current balance . : 10,937.88 FT PIERCE, FL 34950
 Pending : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
23	3/02/99	6460 99-2731	.00	158.37	158.37 ✓
24	12/31/98	5892 99-0106	.00	178.37	178.37 ✓
25	3/26/98	4340 98-6534	.00	172.62	172.62 ✓
26	7/31/97	2875 97-4508	.00	178.37	178.37 ✓
27	1/29/97	1918 97-1874	.00	192.28	192.28 ✓

Bottom

F3=Exit F12=Cancel

MR430I01

CITY OF FORT PIERCE FINANCE DEPARTMENT
Miscellaneous Receivables Inquiry

7/24/23
13:51:16

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
 Last statement . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . : 1/31/08 FT PIERCE, FL 34950-8821
 Current balance . : 1,109.68
 Pending : .00 Status: A ACTIVE
 Previous balance : 1,109.68 Type: 104 0000 115 02 00 LOT CL
 Deposit balance . : .00
 Type options, press Enter. Open Activity

1=Select

Opt Code	Description	Current	Overdue	Total due
-	INT04 LC INT CHG 6%/YR REDEV	.00	486.68	243.34 486.68
-	LOTA1 LC ADMIN REDEV	.00	200.00	100.00 200.00
-	LOTCL LOT CLEARING REDEV	.00	324.92	324.92 324.92
-	PEN04 LC PEN CHG OF .1% REDEV	.00	98.08	49.04 98.08

717.30

Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
 F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
 F14=Deposit detail F20=Print Activity Listing F21=Other tasks

MR450I02

CITY OF FORT PIERCE FINANCE DEPARTMENT

7/24/23

Invoice Inquiry

11:40:54

Customer ID : 927 Name: 317 N 11 ST BNGC
 Last statement . . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . . : 1/31/08 FT PIERCE, FL 34950-8821
 Current balance . . : 1,109.68
 Pending : .00 Status: A ACTIVE

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
28	1/31/08	20328 08-0034	.00	249.46	249.46 ✓
29	11/26/07	20117 07-3271	.00	275.46	275.46 ✓

Bottom

F3=Exit F12=Cancel

MR430I01

CITY OF FORT PIERCE FINANCE DEPARTMENT
Miscellaneous Receivables Inquiry

7/24/23
13:51:27

Customer ID . . . : 927 Name: 317 N 11 ST BNGC
 Last statement . . : 5/16/23 Addr: 240951600280007 BNGC
 Last invoice . . . : 7/21/08 FT PIERCE, FL 34950
 Current balance . . : 5,623.23
 Pending : .00 Status: A ACTIVE
 Previous balance : 5,623.23 Type: 001 0000 115 03 00 DEMO
 Deposit balance . . : .00
 Type options, press Enter. Open Activity

1=Select

Opt Code	Description	Current	Overdue	Total due
-	DEMOA ADMINISTRATION/DEMO	.00	100.00	100.00
-	DEMO2 CITY DEMOLITION	.00	1965.16	1965.16
-	INT DM INTEREST CHARGE 6%/YR	.00	2962.29	2962.29
-	PEN DM PENALTY CHARGES OF .1%	.00	595.78	595.78

Bottom

F3=Exit F7=Pending activity F8=Charge hsty F9=Payment hsty
 F10=Combined detail F11=Invoice inquiry F12=Cancel F13=Auto charges
 F14=Deposit detail F20=Print Activity Listing F21=Other tasks

MR450I02

CITY OF FORT PIERCE FINANCE DEPARTMENT
Invoice Inquiry

7/24/23
11:40:48

Customer ID . . . :	927	Name: 317 N 11 ST	BNGC
Last statement . . :	5/16/23	Addr: 240951600280007	BNGC
Last invoice . . . :	7/21/08	FT PIERCE, FL 34950	
Current balance . . :	5,623.23		
Pending :	.00	Status: A ACTIVE	

Type options, press Enter.

1=Select 6=Reprint Invoice

Opt	Date	Invoice #	Current	Overdue	Total billed
-			.00		
-	9/16/98	5242 96-6396	.00	2065.16	2065.16 ✓

Bottom

F3=Exit F12=Cancel