

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, October 18, 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.	23-1472 STR	2400 S Ocean Drive V1225	JOHN P PEREZ REGINA PEREZ	Heather Debevec
2.	23-2010 CE	1240 Carlton Court	SALVATORE RUFFO	Heather Debevec
3.	23-1528 STR	2400 S Ocean Drive 2224	ALAIN JAVIER MANRESA	Heather Debevec
4.	23-1525 STR	2400 S Ocean Drive 4231	FORT TRASK LLC	Heather Debevec
5.	23-1518 STR	2400 S Ocean Drive 5114	MARIA VERONIA VALDEZ (TR) VICTOR JULIO OROPEZA CHAIBAN (TR)	Heather Debevec
6.	23-1545 STR	2400 S Ocean Drive 5314	FORMAN VACATION RENTAL PROPERTIES LLC	Heather Debevec
7.	23-1457 STR	2400 S Ocean Drive 5423	SAMUEL A PUSEY JR MARIA A PUSEY	Heather Debevec

8.	23-1519 STR	2400 S Ocean Drive 6431	KELLY A. ARACE	Heather Debevec
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9.	23-1456 STR	2400 S Ocean Drive 3425	JOSE L LOPEZ LEILA LOPEZ	Heather Debevec
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4. PUBLIC HEARINGS - CITATIONS

A.	23-2108PK	100 Marina Way	PV Holding Corp	Charmaine Kirkland
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B.	23-2054PK	Marina Way	Justin John Maguire	Larry Stephens
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C.	23-1558PK	South Causeway Park	Mark H. Desir	Larry Stephens
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5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-2091 CE	4201 Bandy Blvd	Skyline Recovery Services	Isaac Saucedo
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B.	23-1682 CE	301 Gardenia Avenue	URBANO & MARIA LOPEZ	Heather Debevec
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C.	23-1515 STR	2400 S Ocean Drive 5512	JOHN P CATTANEO ELIZABETH W SCHLUETER	Heather Debevec
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6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

8. OTHER CASES

A.	22-2237	510 N 6th Street	Cruickshank, Cephus	Logan Winn
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B.	23-1430	1711 N 19th St	Keith, William A. Keith, Jeffiner Keith, Glenn R. Keith, Freddie V. Keith, Willie E. Keith, Jennifer J Keith, Lorranzo J Keith, Horace R	Logan Winn
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9. NEW BUSINESS

10. **OLD BUSINESS**

A.	23-1011 CE	2807 Avenue E	Helen Alexander Gracie Gordon	Isaac Saucedo
B.	23-1048 CE	1240 Binney Drive	ELODE VINCENT (TR)	Heather Debevec
C.	22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec

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:** 10/18/2023

**Re:** Case # 23-1472 - 2400 S Ocean Drive V1225

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

**Information**

**SUBJECT:**

23-1472 STR	2400 S Ocean Drive V1225	JOHN P PEREZ REGINA PEREZ	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: JOHN P PEREZ REGINA PEREZ 16102 SW 144TH TER MIAMI, FL 33196	
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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 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  
Final Approval Date: 10/11/2023

Started On: 06/30/2023 09:05 AM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-2010 - 1240 Carlton Court

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

**Information**

**SUBJECT:**

23-2010 CE	1240 Carlton Court	SALVATORE RUFFO	Heather Debevec
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**CASE INFORMATION:**

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

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

*Section 30-28(c) – Responsibility for containers*

**CORRECTIVE ACTIONS:**

1. Store trash, yard, and recycle bins to the side or rear of the building.

**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 \$10.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 10/11/2023

Started On: 08/30/2023 04:34 PM

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1528 - 2400 S Ocean Drive 2224

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

**Information**

**SUBJECT:**

23-1528 STR	2400 S Ocean Drive 2224	ALAIN JAVIER MANRESA	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: ALAIN JAVIER MANRESA 17905 SW 35TH ST MIRAMAR, FL 33029	
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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 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  
 Final Approval Date: 10/11/2023

Started On: 06/30/2023 10:46 AM



**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1525 - 2400 S Ocean Drive 4231

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

**Information**

**SUBJECT:**

23-1525 STR	2400 S Ocean Drive 4231	FORT TRASK LLC	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: FORT TRASK LLC 11139 NW 15th ST CORAL SPRINGS, FL 33071	
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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 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: 06/30/2023 03:02 PM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**3. B. 5.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1518 - 2400 S Ocean Drive 5114

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

**Information**

**SUBJECT:**

23-1518 STR	2400 S Ocean Drive 5114	MARIA VERONIA VALDEZ (TR) VICTOR JULIO OROPEZA CHAIBAN (TR)	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: MARIA VERONIA VALDEZ (TR) VICTOR JULIO OROPEZA CHAIBAN (TR) 14203 SW 152ND CT MIAMI, FL 33196	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Register the rental with the City Clerk's office.

**RECOMMENDATION:**

The City requests that a fine equal to one month's rental \$4,200.00 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**

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**3. B. 6.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1545 - 2400 S Ocean Drive 5314

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

**Information**

**SUBJECT:**

23-1545 STR	2400 S Ocean Drive 5314	FORMAN VACATION RENTAL PROPERTIES LLC	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: FORMAN VACATION RENTAL PROPERTIES LLC 1905 ARMSTRONG DR ALLEN, TX 75002	
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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 equal to one month's rental \$2,250.00 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  
Final Approval Date: 10/11/2023

Started On: 06/30/2023 03:51 PM

**Special Magistrate Hearing**

**3. B. 7.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1457 - 2400 S Ocean Drive 5423

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

**Information**

**SUBJECT:**

23-1457 STR	2400 S Ocean Drive 5423	SAMUEL A PUSEY JR MARIA A PUSEY	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: SAMUEL A PUSEY JR MARIA A PUSEY 10515 SW 114TH CT MIAMI, FL 33176	
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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 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: 06/30/2023 04:02 PM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**3. B. 8.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1519 - 2400 S Ocean Drive 6431

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

**Information**

**SUBJECT:**

23-1519 STR	2400 S Ocean Drive 6431	KELLY A. ARACE	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: KELLY A. ARACE 2109 GLENWOOD DR POINT PLEASANT BORO, NJ 08742	
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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 fine equal to one month's rental \$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 Review**

Form Started By: Heather Debevec  
Final Approval Date: 10/11/2023

Started On: 06/30/2023 04:51 PM

**Special Magistrate Hearing**

**3. B. 9.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1456 - 2400 S Ocean Drive 3425

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

**Information**

**SUBJECT:**

23-1456 STR	2400 S Ocean Drive 3425	JOSE L LOPEZ LEILA LOPEZ	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: JOSE L LOPEZ LEILA LOPEZ 1661 NW 98TH AVE PLANTATION, FL 33322	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Register the rental with City Clerk's office.

**RECOMMENDATION:**

The City requests that a fine equal to one month's rental \$4,140.00 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 11:29 AM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**4. A.**

**Meeting Date:** 10/18/2023

**Re:** Case #23-2108 - 100 Marina Way

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

**Information**

**SUBJECT:**

23-2108PK	100 Marina Way	PV Holding Corp	Charmaine Kirkland
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**CASE INFORMATION:**

Case Initiated:	July 20, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: PV HOLDING CORP 8600 HANGAR BLVD ORLANDO, FL 32827	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20108PK	34-31(N) Wrong Way	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 09/09/2023 10:46 AM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**4. B.**

**Meeting Date:** 10/18/2023

**Re:** Case# 23-2054 Marina Way

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

**Information**

**SUBJECT:**

23-2054PK	Marina Way	Justin John Maguire	Larry Stephens
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**CASE INFORMATION:**

Case Initiated:	July 13, 2023	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Justin John Maguire	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19568 PK	34-31(D) 2 hr parking	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Larry Stephens

Started On: 08/17/2023 11:26 AM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**4. C.**

**Meeting Date:** 10/18/2023

**Re:** Case# 23-1558 South Causeway Park

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

**Information**

**SUBJECT:**

23-1558PK	South Causeway Park	Mark H. Desir	Larry Stephens
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**CASE INFORMATION:**

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

VIOLATOR: Mark H. Desir	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19441PK	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: 08/17/2023 09:12 AM

Final Approval Date: 10/11/2023

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-2091 - 4201 Bandy Blvd

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

**Information**

**SUBJECT:**

23-2091 CE	4201 Bandy Blvd	Skyline Recovery Services	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	July 19, 2023	Type of Presentation:	BTR
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**OWNER:**

<b>VIOLATOR:</b> Skyline Recovery Services 4201 Bandy Blvd Fort Pierce, FL 34950	<b>OWNER:</b> BLC Trust Holdings llc P.O. Box 13662 Fort Pierce, FL 34979
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**VIOLATIONS:**

Sec. 22-19(a) – Imposed.

A business tax is hereby imposed upon each business, profession or occupation engaged in or carried on within the corporate limits of the city.

Section 22-29 – Enforcement

Any business, profession or occupation that is required by section 22-19 to obtain a business tax receipt and fails to do so, or operates under a receipt issued upon false statement, shall be subject to municipal enforcement as set forth in chapter 1, article II, divisions 2 and 3. Upon a finding of violation by the special magistrate, all utility services to the premises occupied by the business, occupation or profession shall be immediately discontinued until the violator is eligible for and receives a business tax receipt.

**CORRECTIVE ACTIONS:**

1. A Business Tax Receipt must be obtained prior to conducting any type of business within the City of Fort Pierce. Please contact the City Clerk’s office at 772-467-3065 to for any additional information regarding how to obtain a Business Tax Receipt.
2. In the event you are found in violation of Section 22-19(a) for doing business without a business tax, all utility services to the business premises will be suspended while the violation continues.
3. Please renew the business tax receipt(s) for SKYLINE RECOVERY SERVICES

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violations exists the violator(s) be fined a penalty of \$250.00, and pursuant to 22-29 the violator(s) be given 0 days to obtain their Business Tax Receipt and order that failure to obtain their Business Tax Receipt will result in all utilities to the premises be suspended.

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### **Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 10/11/2023

Started On: 09/14/2023 01:32 PM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1682 - 301 Gardenia Avenue

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

**Information**

**SUBJECT:**

23-1682 CE	301 Gardenia Avenue	URBANO & MARIA LOPEZ	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	June 12, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: URBANO & MARIA LOPEZ 301 GARDENIA AVENUE FT PIERCE, FL 34982	
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**VIOLATIONS:**

IPMC 702.4 Emergency escape openings (covered windows)  
 Section 26-3 – Storage of commodities  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture  
 IPMC 302.3 Sidewalks and driveways.

**CORRECTIVE ACTIONS:**

1. Remove or take down the shutters / coverings from the windows.
2. Remove items from the open utility trailer and place them in a shed or enclosed facility.
3. Remove, bring in, or place in a shed piles of wood and stumps in the back of the home, clothing, containers, and other items from the yard, carport, and porch.
4. Bring in or remove the wooden dining chairs from the carport and porch.
5. Repair the driveway where it is uneven and deteriorating.
6. Paint the trim around the home and the support beams.

**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: 10/11/2023

Started On: 08/04/2023 05:38 PM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1515 - 2400 S Ocean Drive 5512

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

**Information**

**SUBJECT:**

23-1515 STR	2400 S Ocean Drive 5512	JOHN P CATTANEO ELIZABETH W SCHLUETER	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: JOHN P CATTANEO ELIZABETH W SCHLUETER 200 ANTEBELLUM LN MOUNT JULIET, TN 37122	
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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 a violation exists:

1. A fine equal to one month's rental (\$2070.00) be assessed.
2. All advertisements for short term rentals are to be removed until a registration and business tax receipt is issued.
3. Should the owner fail to comply with any requirement issued by the Special Magistrate that fine of \$250.00 per day be assessed.
4. The City also requests that should the owner fail to comply with the Special Magistrate's Order, that all utilities to the premises be suspended while the violation exists.

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 10/11/2023

Started On: 06/30/2023 04:14 PM

**Special Magistrate Hearing**

**8. A.**

**Meeting Date:** 10/18/2023

**Re:** Case #22-2237 - 510 N 6th Street

**Information**

**SUBJECT:**

22-2237	510 N 6th Street	Cruickshank, Cephus	Logan Winn
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**CASE INFORMATION:**

Case Initiated:	July 14, 2022	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cephus Cruickshank 2312 N 14th Street Ft Pierce, FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

FBC 105.1 (2020) Permit Required

**CORRECTIVE ACTIONS:**

Obtain a permit for the roof being done without a permit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 10/02/2023

Started On: 10/02/2023 11:27 AM

**Special Magistrate Hearing**

**8. B.**

**Meeting Date:** 10/18/2023

**Re:** Case #23-1430 - 1711 N 19th St

**Information**

**SUBJECT:**

23-1430	1711 N 19th St	Keith, William A. Keith, Jeffiner Keith, Glenn R. Keith, Freddie V. Keith, Willie E. Keith, Jennifer J Keith, Lorranzo J Keith, Horace R	Logan Winn
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**CASE INFORMATION:**

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

<b>OWNER:</b> William A Keith Jeffiner Keith Glenn Keith 1320 Ashbrook Pl Charlotte, NC 28209	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 111.1. (2021) Unsafe Structures, IPMC 111.1.2 (2021) Unsafe Equipment, IPMC 111.1.5 (2021) Dangerous Structure or Premises, IPMC 302.7 (2021) Accessory Structures, IPMC 304.1 (2021) Exterior Structure – General, IPMC 304.1.1 (2021) Unsafe Conditions, IPMC 304.2 (2021) Protective Treatment, IPMC 304.4 (2021) Structural Members, IPMC 304.6 (2021) Exterior Walls, IPMC 304.7 (2021) Roofs and Drainage, IPMC 306.1 (2021) Component Serviceability – General, IPMC 306.1.1 (2021) Unsafe Conditions, IPMC 604. 3 (2021) Electrical System Hazards

**CORRECTIVE ACTIONS:**

Obtain a permit to demolish the unsafe structure.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 09/21/2023

Started On: 09/21/2023 08:00 AM

**Special Magistrate Hearing**

**10. A.**

**Meeting Date:** 10/18/2023

**Re:** Case# 23-1011 - 2807 Avenue E

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

**Information**

**SUBJECT:**

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

Case Initiated:	April 13, 2023	Type of Presentation:	Regular (phone)
1st Hearing	August 16, 2023	Case was continued. to Oct 18, 2023 to allow owner the chance to try and comply or find assistance.	

**OWNER:**

OWNER: Helen Alexander Gracie Gordon 2807 Avenue E Fort Pierce, FL 34947	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.  
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage  
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture  
 IPMC 702.4 Emergency escape openings (covered windows)  
 Section 123-37(12) – Landscape maintenance

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 10/11/2023

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

**Special Magistrate Hearing**

**10. B.**

**Meeting Date:** 10/18/2023

**Re:** Case # 23-1048 - 1240 Binney Drive

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

**Information**

**SUBJECT:**

23-1048 CE	1240 Binney Drive	ELODE VINCENT (TR)	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 21, 2023	Type of Presentation:	Regular
1st Hearing	August 16, 2023	Case was continued for 60 days to allow owner to apply for permit for roof.	

**OWNER:**

OWNER: ELODE VINCENT (TR) 824 OLD COUNTRY RD SE PALM BAY, FL 3290	
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**VIOLATIONS:**

*IPMC 702.4 Emergency escape openings (covered windows)  
IPMC 304.7 Roofs and drainage.*

**CORRECTIVE ACTIONS:**

1. Remove or open the shutters around the home.
2. Repair the trim on the front of the home near the front door area.
3. Obtain a permit from the Building Department and repair the roof where the tarp remnants and bricks are.

**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: 10/11/2023

Started On: 06/02/2023 04:18 PM



**Special Magistrate Hearing**

**10. C.**

**Meeting Date:** 10/18/2023

**Re:** Case# 22-3354 - 314 N 18th Ct

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

**Information**

**SUBJECT:**

22-3354 CE	314 N 18th Court	Truman Perdue Sylvia Jones	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	December 16, 2022	Type of Presentation:	Regular
1st Hearing	May 17, 2023	Case was continued to allow owner to work with Rebuild Florida.	

**OWNER:**

OWNER: TRUMAN PERDUE SYLVIA A JONES 314 N 18TH CT FT PIERCE, FL 34950	
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**VIOLATIONS:**

- IPMC 304.7 Roofs and drainage.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Repair the roof where the tarps are. You will need to speak to the Building Department for permit requirements and information.
2. Repair the trim where it is deteriorating and rotting.
3. Paint the trim and gables where the paint 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 Started By: Heather Debevec  
Final Approval Date: 10/11/2023

Started On: 01/24/2023 10:02 AM