

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, December 6, 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.	23-2548 CE	502 N 2nd Street	JAMES R NORCIA JR	Heather Debevec
2.	23-2547 CE	505 N 2nd Street	JOSE A IRIGOYEN IMELDA LOPEZ	Heather Debevec
3.	23-2415 CE	1907 Avenue P	David L Harris Shonda T Harris	Charmaine Kirkland
4.	23-2032 STR	2400 S Ocean Drive 2223	KURT D BERGQUIST	Heather Debevec
5.	23-2367 CE	105 Gardenia Avenue	Casimiro Jose	Heather Debevec
6.	23-2590 PK	100 Block Orange Avenue	Regan Michelle Fuller	Charmaine Kirkland
7.	23-2593 PK	100 Block Orange Avenue	Jillian Allison Gately	Charmaine Kirkland
8.	23-2676 CE	1601 N 17th Street	Norace Mirth Sibanda	Charmaine Kirkland
9.	23- 2244CE	1506 Thumb Point Drive	DANIEL B LONGMAN VALENTINA M LONGMAN	Heather Debevec

10.	23-2389CE	1109 Rosedale Avenue	JOHN HONEA, CONNIE JO STRAWN	Heather Debevec
11.	23-2352 CE	115 Gardenia Avenue	JAMES A WEIR (TR)	Heather Debevec
12.	23-1032 CE	523 S US Highway 1	JULIO C DELGADO REYNA SAMPIERI	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

5. PUBLIC HEARINGS - VIOLATION CASES

A.	23-2903 CE	1121 Avenue E	Kezia N Terrell	Manuel Fernandez Jr.
B.	23-2336 CE	3102 Hibiscus Ave	Affordable Housing of Florida LLC	Isaac Saucedo
C.	23-1880CE	1727 Okeechobee Rd	1727 Okeechobee, LLC	Charmaine Kirkland
D.	23-2295CE	210 N 18th Street	Nucci Nicola	Charmaine Kirkland
E.	23-2679 CE	1712 Avenue O	Aiken and Aiken Real Estate LLC	Charmaine Kirkland
F.	23-1870 CE	1404 Juanita Avenue	ROBIN IVEY JOHN P IVEY	Heather Debevec
G.	23-2704 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
H.	23-1987 CE	901 S US Highway 1	Johnny King Paul Jean Claude Paul	Heather Debevec
I.	23-2354CE	116 Gardenia Avenue	FRANCISCO AGUSTIN MIRELLA AGUILERA	Heather Debevec
J.	23-2366 CE	108 Gardenia Avenue	RICARDO PELAYO	Heather Debevec

K.	23-2376 CE	203 Gardenia Avenue	JBM PROPERTIES DELAWARE LLC	Heather Debevec
L.	23-2498 CE	2102 Sunrise Boulevard	MALINSKA CARGO SHIPPING LLC	Heather Debevec
M.	23-2496 CE	827 Sunrise Boulevard	MALINSKA CARGO SHIPPING LLC	Heather Debevec
N.	23-2538 CE	211 Avenue A	JAMES HATFIELD	Heather Debevec
O.	23-2633CE	129 N 5th Street	129 N 5TH LLC	Heather Debevec
P.	23-2373 CE	211 Gardenia Avenue	MICHAEL MIKUS	Heather Debevec

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

A.	23-0386 CE	119 Wisteria Ave	Jean Harvey	Heather Debevec
B.	21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo

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

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing

3. B. 1.

Meeting Date: 12/06/2023

Re: 23-2548 - 502 N 2nd Street

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

Information

SUBJECT:

23-2548 CE	502 N 2nd Street	JAMES R NORCIA JR	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 15, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: JAMES R NORCIA JR 502 N 2ND ST FT PIERCE, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Paint the fence as it is peeling and chipping.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to paint the fence as it is peeling and chipping.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/25/2023 05:15 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 12/06/2023

Re: 23-2547 - 505 N 2nd Street

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

Information

SUBJECT:

23-2547 CE	505 N 2nd Street	JOSE A IRIGOYEN IMELDA LOPEZ	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 15, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: JOSE A IRIGOYEN IMELDA LOPEZ 505 N 2ND ST FT PIERCE, FL 34950	
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VIOLATIONS:

Section 125-322(b)(5) – Fence maintenance – Permit required

CORRECTIVE ACTIONS:

1. Obtain a permit for the fence through Planning and Zoning.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, that the following be ordered:

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/25/2023 05:32 PM

Final Approval Date: 11/29/2023

Special Magistrate Hearing

3. B. 3.

Meeting Date: 12/06/2023

Re: Case #23-2415 - 1907 Avenue P

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

Information

SUBJECT:

23-2415 CE 1907 Avenue P

David L Harris
Shonda T Harris

Charmaine
Kirkland

CASE INFORMATION:

Case August 25, 2023
Initiated:

Type of Presentation: COMPLIED

OWNER:

OWNER:

David L Harris
Shonda T Harris
1907 Avenue P
Fort Pierce, FL 34950

VIOLATIONS:

- 1. *Section 125-322(b)(5) – Fence maintenance – Permit required*
- 2. *Section 125-322(c)(1)(2) – Fences, walls and hedges – Height restrictions*

CORRECTIVE ACTIONS:

- 1. Please remove or obtain permit for fence installed on the side of the home. If you have any questions, please contact the Planning department (772) 467-3737
- 2. Please remove or adjust the height of the fence on the side of the house

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

- 1. The violator(s) be given 10 days to remove or adjust the height of the fence.
 - 2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the fence maintenance.
 - 3. Failure to comply will result in a fine of \$100.00 per day being assessed.
-

Form Started By: Charmaine Kirkland
Final Approval Date: 11/29/2023

Started On: 11/02/2023 10:41 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 12/06/2023

Re: Case # 23-2032 - 2400 S Ocean Drive 2223

Information

SUBJECT:

23-2032 STR	2400 S Ocean Drive 2223	KURT D BERGQUIST	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: KURT D BERGQUIST 2601 KNOLLWOOD CT N SAINT PAUL, MN 55109	
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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. Obtain a business tax receipt for the short term rental through the City Clerk's office.
2. Register the short term rental with 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 \$4,950.00 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: Peggy Arraiz
Final Approval Date: 11/08/2023

Started On: 11/08/2023 10:03 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 12/06/2023

Re: Case # 23-2367 - 105 Gardenia Avenue

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

Information

SUBJECT:

23-2367 CE	105 Gardenia Avenue	Casimiro Jose	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	COMPLIED
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OWNER:

OWNER: CASIMIRO JOSE 105 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers

Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions

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

CORRECTIVE ACTIONS:

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Trim bushes to be no more then 4 feet in front of the home.
3. Remove boxes, bins, buckets, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 09/15/2023 03:35 PM

Final Approval Date: 11/29/2023

Special Magistrate Hearing

3. B. 6.

Meeting Date: 12/06/2023

Re: Case #23-2590 - 100 Block Orange Avenue

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

Information

SUBJECT:

23-2590 PK	100 Block Orange Avenue	Regan Michelle Fuller	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	September 14, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Regan Michelle Fuller	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20127PK	10-23(A) Freight, loading and unloading spaces 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 exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland

Started On: 10/19/2023 01:10 PM

Final Approval Date: 11/29/2023

Special Magistrate Hearing

3. B. 7.

Meeting Date: 12/06/2023

Re: Case #23-2593 - 100 Block of Orange Avenue

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

Information

SUBJECT:

23-2593 PK	100 Block Orange Avenue	Jillian Allison Gately	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	September 14, 2023	Type of Presentation:	DISMISSED	
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OWNER:

OWNER: Jillian Allison Gately	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20129PK	34-32(A) Commercial Loading Zone	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 11/29/2023

Started On: 10/19/2023 10:45 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 12/06/2023

Re: Case #23-2676 - 1601 N 17th Street

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

Information

SUBJECT:

23-2676 CE	1601 N 17th Street	Norace Mirth Sibanda	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	October 5, 2023	Type of Presentation:	Continued	
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OWNER:

OWNER: Norace Mirth Sibanda 308 S 8th Street Fort Pierce, FL 34950	
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VIOLATIONS:

Section 125-187(a-f)- Allowed Uses.

Uses listed in the Use Table (125-157(G)) are allowed in each zoning district. Uses identified with a "P" are permitted uses, uses identified with a "C" are permitted by conditional use and uses identified with a "-" are expressly prohibited.

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 15 days to correct the violation or obtain a conditional use application for permissible use be obtained by October 20, 2023.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 11/29/2023

Started On: 11/04/2023 12:51 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 12/06/2023

Re: Case # 23-2244 - 1506 Thumb Point Drive

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

Information

SUBJECT:

23- 2244CE	1506 Thumb Point Drive	DANIEL B LONGMAN VALENTINA M LONGMAN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	Continued	
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OWNER:

OWNER: DANIEL B LONGMAN VALENTINA M LONGMAN 1506 THUMB POINT DR FT PIERCE, FL 34949	
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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(10)(d) – Nuisance as an object / Non-operative vehicles
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) –Landscape maintenance
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Open all hurricane shutters around the house.
2. Remove items from the open utility trailers in the side yard and place them in a shed or enclosed facility.
3. Provide proof of valid registration and operability for the 3 utility trailers located on the side of the home.
4. Remove, bring in, or place in a shed the roll of chain-link fence, cinder blocks, wood pieces, and other items located in the yard.
5. Mow the grass under and around the trailers on the side of the home and to remove the dead palm bush in the front yard.
6. Paint the peeling/ chipping areas on the trim along the front of the house and the support poles in the front of the home.

RECOMMENDATION:

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

1. The violator(s) be given 5 days to fully open the shutters around the home.
2. The violator(s) be given 10 days to remove items from the open utility trailers in the side yard and place them in a shed or enclosed facility.
3. The violator(s) be given 10 days to provide proof of valid registration and operability for the 3 utility trailers located on the side of the home.
4. The violator(s) be given 10 days to remove, bring in, or place in a shed the roll of chain-link fence, cinder blocks, wood pieces, and other items located in the yard.
5. The violator(s) be given 10 days to mow the grass under and around the trailers on the side of the home and to remove the dead palm bush in the front yard.
6. The violator(s) be given 30 days to paint the peeling/ chipping areas on the trim along the front of the house and the support poles in the front of the home.
7. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/06/2023

Started On: 09/20/2023 09:06 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 12/06/2023

Re: Case# 23-2389 - 1109 Rosedale Avenue

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

Information

SUBJECT:

23-2389CE	1109 Rosedale Avenue	JOHN HONEA, CONNIE JO STRAWN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Continued	
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OWNER:

OWNER: JOHN HONEA CONNIE JO STRAWN 6868 BRONTE CIR PT ST LUCIE, FL 34952	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Move all trash/recycling containers to the side or rear of the structure on non-collection days.
2. Pressure wash the home and trim from discoloration. If this does not work, then paint.

RECOMMENDATION:

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

1. The violator(s) be given 10 days to move all trash/recycling containers to the side or rear of the structure on non-collection days.
2. The violator(s) be given 30 days to pressure wash the home and trim from discoloration. If this does not work, then paint.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/10/2023 05:04 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 12/06/2023

Re: Case# 23-2352 - 115 Gardenia Ave

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

Information

SUBJECT:

23-2352 CE	115 Gardenia Avenue	JAMES A WEIR (TR)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: JAMES A WEIR (TR) 6108 YUCCA DR FT PIERCE, FL 34982	
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VIOLATIONS:

Section 123-37(12) – Landscape maintenance
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Mow the yard, clean off the fence lines, and trim trees and bushes to give a neat appearance.
2. Pressure wash the home where it’s discolored. If this does not work, please paint.
3. Paint the bare wood on the trim and the peeling areas under the windows.

RECOMMENDATION:

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

1. The violator(s) be given 10 days to mow the yard, clean off the fence lines, and trim trees and bushes to give a neat appearance.
2. The violator(s) be given 30 days to pressure wash the home where it’s discolored. If this does not work, please paint.
3. The violator(s) be given 30 days to paint the bare wood on the trim and the peeling areas under the windows.
4. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/13/2023 07:29 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 12/06/2023

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:	Continued
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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: 11/06/2023

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

Special Magistrate Hearing

5. A.

Meeting Date: 12/06/2023

Re: Case # 23-2903 - 1121 Avenue E

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

Information

SUBJECT:

23-2903 CE	1121 Avenue E	Kezia N Terrell	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	10/31/23	Type of Presentation:	Repeat
First Hearing Date:	8/4/21	Findings:	Fined \$35 and plant any tree.

OWNER:

OWNER: Kezia N Terrell 1501 N 35th St Fort Pierce FL, 34947	TENANT: Annie J Ginton 1121 Avenue E Fort Pierce FL, 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

Per Paul Bertram, Urban Forester for the City Of Fort Pierce, the City requests that if the Special Magistrate finds the violation exists that the violator be fined as follows:

- One (1) One live Oak Tree well over 16 DBH x \$250.00 = \$4,000.00.
- The money from the fine is requested to go to the City's tree fund.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 11/29/2023

Started On: 10/31/2023 04:54 PM

Special Magistrate Hearing

5. B.

Meeting Date: 12/06/2023

Re: Case # 23-2336 - 3102 Hibiscus Ave

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

Information

SUBJECT:

23-2336 CE	3102 Hibiscus Ave	Affordable Housing of Florida LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 18, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Affordable Housing Of Florida LLC PO Box 1506 Fort Pierce, FL 34951	REGISTERED AGENT: James E Hatfield 122 Queen Guinevere Ct Fort Pierce, FL 34950
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VIOLATIONS:

Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
 IPMC 304.2 Protective treatment
 IPMC 304.6 Exterior walls
 Section 30-28(c) – Responsibility for containers

CORRECTIVE ACTIONS:

1. Please remove all wooden indoor furniture located throughout the yard. All indoor furniture must be always kept indoors.
2. Please pressure wash and paint home where chipping, molding, or deterioration has occurred.
3. Please repair holes throughout trim of home. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3718.
4. Please repair Soffit throughout the home. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3718.
5. Please move all trash/recycling containers to the side or rear of structure on non-collection days.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be given 10 days:
 - Remove all outside storage;
 - Pressure wash and paint home where chipping, molding, or deterioration has occurred;
 - Repair soffit and trim throughout home;
 - Move all trash/recycling containers to the side or rear of the structure on non-collection days.
 2. Failure to comply will result in a fine of \$150.00 per day being assessed.
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Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 11/29/2023

Started On: 10/18/2023 03:30 PM

Special Magistrate Hearing

5. C.

Meeting Date: 12/06/2023

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:	Regular
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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
Final Approval Date: 09/28/2023

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

Special Magistrate Hearing

5. D.

Meeting Date: 12/06/2023

Re: Case #23-2295 - 210 N 18th Street

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

Information

SUBJECT:

23-2295CE	210 N 18th Street	Nucci Nicola	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: NUCCI NICOLA 762 39TH ST BROOKLYN, NY 11232	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all ladders, wood pallets, tires, buckets, and all other miscellaneous items throughout the yard. Items may be stored in an indoor garage or shed.
2. Please remove all shutters from windows throughout the house.
3. Please cut and trim all overgrown grass, trees, and hedges.

RECOMMENDATION:

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

1. The violator(s) be given 10 days to comply.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 11/02/2023

Started On: 10/26/2023 03:18 PM

Special Magistrate Hearing

5. E.

Meeting Date: 12/06/2023

Re: Case #23-2679 - 1712 Avenue O

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

Information

SUBJECT:

23-2679 CE	1712 Avenue O	Aiken and Aiken Real Estate LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	October 5, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: Aiken and Aiken Real Estate LLC 1712 Avenue O Fort Pierce, FL 34950	REGISTERED AGENT: Jimmie Aiken 117 NW 7th Ct Deerfield Beach, FL 33441
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VIOLATIONS:

Section 125-187(A-F) - Allowed Uses.
Rooming Houses Prohibited - Conditional Use Required

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to submit a Conditional Use Application to our Planning & Zoning Department or a fine of \$250 per day will be assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 11/29/2023

Started On: 11/04/2023 03:43 PM

Special Magistrate Hearing

5. F.

Meeting Date: 12/06/2023

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 following be ordered:

1. The violator(s) be given 10 days:
 - To remove or take down the shutters from the windows;
 - Place house numbers to be visible from the roadway;
 - Mow, clean off fence lines, and trim weeds from around the home and other plants;
 - Remove all outside storage;
 - Register or remove all non-operative vehicles;
 - Store trash, yard, and recycle bins to the side or rear of the home.
 - Clean the dark marks from the front door or paint the front door.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 08/09/2023 03:57 PM

Final Approval Date: 11/06/2023

Special Magistrate Hearing

5. G.

Meeting Date: 12/06/2023

Re: Case # 23-2704 - 2827 S Indian River Drive

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

Information

SUBJECT:

23-2704 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 13, 2023	Type of Presentation:	Short Term Rental	
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OWNER:

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

Sec. 22-506. (i) Parking (2)(6) - Standards and requirements.

CORRECTIVE ACTIONS:

1. Not allowing more vehicles than approved for, which is 8.
2. Not allowing vehicles to park on the grass.

RECOMMENDATION:

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

1. All vehicles parked on the property must comply with the allowed use, which is 8.
2. All vehicles parked on the property must be properly parked per the parking diagram and not vehicles may be parked on the grass.
3. In accordance with State Statute 162.09(2)(a), a fine of \$5,000.00 per violation, to total \$10,000.00, be assessed due to the violations being irreparable and irreversible in nature, to be paid within thirty (30) days.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/14/2023

Started On: 10/06/2023 03:26 PM

Special Magistrate Hearing

5. H.

Meeting Date: 12/06/2023

Re: Case # 23-1987 - 901 S US Highway 1

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

Information

SUBJECT:

23-1987 CE	901 S US Highway 1	Johnny King Paul Jean Claude Paul	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 11, 2023	Type of Presentation:	Regular
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OWNER:

OWNER: Johnny King Paul Jean Claude Paul 780 SW Ancona Rd Port Saint Lucie, FL 34953	
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VIOLATIONS:

IPMC 302.3 Sidewalks and driveways.

CORRECTIVE ACTIONS:

1. Repair the driveway entry / exit on the north side.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the following be ordered:

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions.
2. Failure to comply will result in a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 09/08/2023 04:41 PM

Final Approval Date: 11/29/2023

Special Magistrate Hearing

5. I.

Meeting Date: 12/06/2023

Re: Case # 23-2354 - 116 Gardenia Avenue

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

Information

SUBJECT:

23-2354CE	116 Gardenia Avenue	FRANCISCO AGUSTIN MIRELLA AGUILERA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: FRANCISCO AGUSTIN MIRELLA AGUILERA 116 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 30-28(c) – Responsibility for containers
 Section 123-37(12) – Landscape maintenance
 IPMC 302.7 Accessory structures.
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Open all shutters completely around the home.
2. Move all trash/recycling containers to the side or rear of structure on non-collection days.
3. Mow the grass, clean off fence lines, and trim bushes for a neat appearance.
4. Repair the fence where it is falling and disconnected.
5. Paint the mismatched area by the front door and paint the bare wood trim around the home.

RECOMMENDATION:

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

1. The violator(s) be given 5 days to open all shutters.
2. The violator(s) be given 10 days:
 - To move all trash/recycling containers to the side or rear of structure on non-collection days;

- To mow the grass, clean off fence lines, and trim bushes for a neat appearance.
- To repair the fence where it is falling and disconnected;
- To paint the areas where it is peeling and paint the bare wood trim around the home.

3. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/12/2023 05:01 PM

Special Magistrate Hearing

5. J.

Meeting Date: 12/06/2023

Re: Case # 23-2366 - 108 Gardenia Avenue

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

Information

SUBJECT:

23-2366 CE	108 Gardenia Avenue	RICARDO PELAYO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: RICARDO PELAYO 108 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Repair or replace the rotting trim.
2. Paint the bare wood.

RECOMMENDATION:

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

1. The violator(s) be given 30 days:
 - T repair or replace the rotting trim;
 - To paint the bare wood.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/12/2023 05:25 PM

Special Magistrate Hearing

5. K.

Meeting Date: 12/06/2023

Re: Case # 23-2376 - 203 Gardenia Avenue

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

Information

SUBJECT:

23-2376 CE	203 Gardenia Avenue	JBM PROPERTIES DELAWARE LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: JBM PROPERTIES DELAWARE LLC 4920 SANDSHORE CT SAN DIEGO, CA 92130	REGISTERED AGENT: YARRON BENMOSHE 5225 COLLINS AVE. (UNIT 1111) MIAMI BEACH, FL 33140
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.
2. Paint the home where the paint is peeling and under shade is showing through.

RECOMMENDATION:

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

1. The violator(s) be given 10 days to refrain from parking in the front yard.
2. The violator(s) be given 30 days to paint the home where peeling and faded.
3. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/13/2023 08:06 AM

Special Magistrate Hearing

5. L.

Meeting Date: 12/06/2023

Re: Case# 23-2498 - 2102 Sunrise Boulevard

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

Information

SUBJECT:

23-2498 CE	2102 Sunrise Boulevard	MALINSKA CARGO SHIPPING LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 6, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: MALINSKA CARGO SHIPPING LLC 116 NEWTON RD WEST PARK, FL 33023	REGISTERED AGENT: BAZILE JEAN 2100 SUNRISE BLVD C FT PIERCE, FL 34950
OTHER: JEAN BAZILE 200 NW 17 AVE POMPANO BEACH, FL 33069	

VIOLATIONS:

Section 30-28(c) – Responsibility for containers
 IPMC 304.2 Protective treatment.
 IPMC 304.7 Roofs and drainage.
 Section 117-3(b) – Removal of signs.

CORRECTIVE ACTIONS:

1. Move all trash/recycling containers to the side or rear of structure on non-collection days.
2. Restripe the parking lot spaces. You will need to speak to the Building Department at 772-467-3000 for permit information and requirements.
3. Paint the sign on the west side where it is peeling.
4. Pressure wash the roof and walkway where it is discoloring.
5. Repair the soffit that is falling by unit B.
6. Replace and repair the missing and loose shingles.
7. Remove all signage from units B & C as the business are no longer there.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 10 days
 - To move all trash/recycling containers to the side or rear of structure on non-collection days;
 - To repair the soffit that is falling by unit B
2. The violator(s) be given 30 days:
 - To paint the sign on the west side where it is peeling;
 - To pressure wash the roof and walkway where it is discoloring;
 - To replace and repair the missing and loose shingles;
 - To remove all signage from units B & C as the business are no longer there;
 - To obtain a permit and comply with all permit conditions to address the restripe the parking lot spaces.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/13/2023 08:47 AM

Special Magistrate Hearing

5. M.

Meeting Date: 12/06/2023

Re: Case # 23-2496 - 827 Sunrise Boulevard

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

Information

SUBJECT:

23-2496 CE	827 Sunrise Boulevard	MALINSKA CARGO SHIPPING LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 6, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: MALINSKA CARGO SHIPPING LLC 2100 SUNRISE BLVD STE C FT PIERCE, FL 34950	REGISTERED AGENT: BAZILE JEAN 2100 SUNRISE BLVD C FT PIERCE, FL 34950
OTHER: JEAN BAZILE 200 NW 17 AVE POMPANO BEACH, FL 33069	

VIOLATIONS:

- Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 26-3 – Storage of commodities
- Section 30-28(c) – Responsibility for containers
- Section 123-37(12) – Landscape maintenance
- IPMC 302.3 Sidewalks and driveways.

CORRECTIVE ACTIONS:

1. Provide proof of valid registration and operability for the various campers behind the fence.
2. Remove tires, boards, buckets, tarps, hot water heaters, containers, bins, boxes, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Move all trash/recycling containers to the side or rear of the structure on non-collection days.
4. Mow and trim the grass to clean off fence lines.
5. Repair the driveway and parking area on the west side as it is cracking and deteriorating. You will need to speak to the Building Department at 772-467-3000 for permit information and requirements.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violations exist, that the following be ordered:

1. The violator(s) be given 10 days:
 - To remove or register all non-operative trailers located behind the fence;
 - To remove all outside storage;
 - To locate trash/recycling containers to the side or rear of structure on non-collection days;
 - To mow and trim the grass along the fence lines.
 2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the repair of the driveway and parking area on the west side of the property.
 3. Failure to comply will result in a fine of \$250.00 per day being assessed.
-

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/13/2023 10:10 AM

Special Magistrate Hearing

5. N.

Meeting Date: 12/06/2023

Re: Case# 23-2538 - 211 Avenue A

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

Information

SUBJECT:

23-2538 CE	211 Avenue A	JAMES HATFIELD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 15, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: JAMES HATFIELD PO BOX 1506 FT PIERCE, FL 34954	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
 Section 123-37(12) – Landscape maintenance
 IPCM 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Bring in or remove the indoor styled chairs from in back of the businesses.
2. Clean off all fence lines, trim weeds from around the buildings and parking lots.
3. Paint the south facing wall in the section closest to Depot Dr, as it is peeling.
4. Paint the west facing wall, trim, and above the trim where it is peeling and discoloring.

RECOMMENDATION:

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

1. The violator(s) be given 10 days;
 - To bring in or remove the indoor-styled chairs from the back of the businesses;
 - To clean off all fence lines, trim weeds from around the buildings and parking lots.
2. The violator(s) be given 30 days
 - To paint the south-facing wall in the section closest to Depot Dr.
 - To paint the west-facing wall, trim, and above the trim where it is peeling and discoloring.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/20/2023 02:52 PM

Special Magistrate Hearing

5. O.

Meeting Date: 12/06/2023

Re: 23-2633 - 129 N 5th Street

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

Information

SUBJECT:

23-2633CE	129 N 5th Street	129 N 5TH LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 26, 2023	Type of Presentation:	R & D	
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OWNER:

OWNER: 129 N 5TH LLC 2805 E OAKLAND PARK BLVD PMB 500 FORT LAUDERDALE, FL 33306	REGISTERED AGENT: STEPHEN TULLOCH 2805 E OAKLAND PARK BLVD STE 500 FORT LAUDERDALE, FL 33306
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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 construction materials, pallets, bags, broken furniture, scrap wood pieces, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

RECOMMENDATION:

The City requests that the Special Magistrate finds the violation existed but was cured prior to today's hearing and that the violator(s) be put on notice that per State Statute 162.06(3), a repeat of the violation (s) will result in additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2023

Started On: 10/27/2023 11:05 AM

Special Magistrate Hearing

5. P.

Meeting Date: 12/06/2023

Re: Case # 23-2373 - 211 Gardenia Avenue

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

Information

SUBJECT:

23-2373 CE	211 Gardenia Avenue	MICHAEL MIKUS	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 29, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: MICHAEL MIKUS 211 GARDENIA AVE FT PIERCE, FL 34982	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Refrain from parking in the front yard.

RECOMMENDATION:

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

1. The violator(s) be given 10 days to remove the vehicle from the front yard.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/06/2023

Started On: 09/20/2023 07:58 AM

Special Magistrate Hearing
Meeting Date: 12/06/2023

6. A.

Information

SUBJECT:

23-0386 CE	119 Wisteria Ave	Jean Harvey	Heather Debevec
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CASE INFORMATION:

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

VIOLATOR: Jean S P Harvey 119 Wisteria Ave Fort Pierce, FL 34982	
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VIOLATIONS:

Section 123-37(12) - Landscape maintenance

FINDINGS/ORDER:

On June 7, 2023, Special Magistrate Ross found the owner in violation and ordered 10 days to comply or a daily fine of \$100.00.

ACTION DATES:

June 22, 2023 - Affidavit of Non-compliance issued
July 5, 2023 - Massey Letter sent
July 11, 2023 - Request for Massey hearing received
Balance as of 11/14/23: \$14,520.00 (still running)

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 11/08/2023

Started On: 10/03/2023 03:01 PM

Property Identification

Site Address: 119 Wisteria AVE
Sec/Town/Range: 22/35S/40E
Parcel ID: 2422-504-0076-000-2
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 30000
Map ID: 24/22N
Zoning: SF Moderat

Ownership

Jean S P Harvey
119 Wisteria Ave
Fort Pierce, FL 34982

Legal Description

SUNSET PARK BLK 5 LOT 6-LESS W 27.14 FT- AND LOT 7-LESS E 27.06 FT-
(OR 475-889)

Current Values

Just/Market Value: \$175,500
Assessed Value: \$44,728
Exemptions: \$25,000
Taxable Value: \$19,728



Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF): 1,080
Gross Sketched Area (SF): 1,768
Land Size (acres): 0.18
Land Size (SF): 7,722

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

RECEIVED

JUL 11 2023

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

I have been working on my yard Case # 23-00000386 since first notice you sent me February 24, 2023.

I am not a violator. I am proud of my yard. I have trimmed my yard as requested by code enforcement.

I am a citizen of United States. I have had most of my ~~pat~~ landscaping since 2004.

I have followed Heather's suggestions. Trimming bush by mail box - 4 times just to meet standard.

I have trimmed ~~Bottle~~ Bottle brush several times. She still wanted new plumbago sprouts under Bottle brush, trimmed previously she wanted undergrowth done so she could see trunks of trees.

I have trimmed bushes and put cuttings by road to be picked up. Big change in my yard.

I have attend~~ing~~^{ed a} meeting with you all and even had Heather come by and show me what needed to be trimmed.

I was told if my neighbors were robbed, the robbers would hide in my yard.

Need to pull my car ~~to~~ closer to my house. I said, "No" Don't have ~~much~~^{many} visitors. ~~The~~

I am not trimming my Fire^{Bush}. It is in bloom and I have had Swallowtail Butterflies (our state butterflies) eating from this plant. I will trim it back ~~as~~^{as} the flowers fade.

I have trimmed my Palm trees by house.

seven or eight
You have sent me ~~7 or 8~~
letters ~~to me~~ ^{or more,} July 5 the latest
I'm ~~to~~ don't want this to go
any longer. Big Code Enforcement
telling me what to do after I
have lived here for a lifetime.
I do not have money to buy
new ~~cloth~~ ~~clothes~~ ~~clothes~~
clothes, groceries usually \$150.00
each trip. Can't buy plants,
gardening tools ~~and~~ or anything just for
me. So I'm saying, You
threaten me with \$100.00 charge
I don't need this ^{pre} pressure.

I don't want you to drive
by my mailbox and take a picture
I don't want to be depressed
over this. I love all the police
shows FBI, BLUE BLOOD, Chicago Med,
PD, FIRE. I admire these heroes.
Please leave me alone - Stop
sending mail to me. Let me have
peace in my life. once again.

Jean Harvey
119 Wisteria Ave
FP 34982



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

Case #: 23-00000386

Address: 119
WISTERIA AVE

Hearing Date: October 4, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Some work has been done, property is still not in compliance.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing
Meeting Date: 12/06/2023

6. B.

Information

SUBJECT:

21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 18, 2021	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Greit LLC PO Box 13175 Fort Pierce, FL 34979	REGISTERED AGENT: Roy T Mildner 423 Delaware Ave Fort Pierce, FL 34950
VIOLATOR: Greit LLC 435 N 23rd St, Unit A and B Fort Pierce, FL 34979	

VIOLATIONS:

Section 125-187(a-f) - Basic zoning districts

FINDINGS/ORDER:

On March 19, 2021, Special Magistrate Judge Pelletier found the owner in violation and ordered 30 days to comply or a daily fine of \$250.00.

ACTION DATES:

October 3, 2023 - Affidavit of Non-compliance issued
October 17, 2023 - Massey Letter sent
October 31, 2023 - Request for Massey hearing received
Balance as of 11/14/23: \$10,520.00 (still running)

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 11/14/2023

Started On: 10/03/2023 03:01 PM

Property Identification

Site Address: 1309 N 19th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-702-0123-000-9
Jurisdiction: Fort Pierce

Use Type: 0300
Account #: 17272
Map ID: 24/04S
Zoning: Medium Den

Ownership

Greit LLC
PO Box 13175
Fort Pierce, FL 34979

Legal Description

SUNNY ACRES S/D NO 1 BLK 13 LOT 8 AND E 5 FT OF VAC ALLEY ADJ ON E

Current Values

Just/Market Value: \$566,300
Assessed Value: \$110,594
Exemptions: \$0
Taxable Value: \$110,594

Property taxes are subject to change upon change of ownership.

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

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



Total Areas

Finished/Under Air (SF): 3,281
Gross Sketched Area (SF): 3,309
Land Size (acres): 0.16
Land Size (SF): 7,140

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Katherine Calderon

From: Peggy Arraiz
Sent: Tuesday, October 31, 2023 9:55 AM
To: Katherine Calderon
Cc: scallywag.life91@gmail.com; Janey Vanderhorst
Subject: FW: 1309 N 19th St

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Kat,

Please communicate with Mr. Patriani about scheduling a Massey Hearing for this case.

Best Regards,

Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce

Code Enforcement / Animal Control / Parking Enforcement
Phone: 772.467.3148 | 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#)



From: sean patriani <scallywag.life91@gmail.com>
Sent: Tuesday, October 31, 2023 9:51 AM
To: Peggy Arraiz <parraiz@cityoffortpierce.com>
Subject: 1309 N 19th St

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good morning!

I would like to request a hearing to contest the fines.

Thank You

Please keep me updated.



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

Case #: 21-0424 Address: 1309 N 19TH ST Hearing Date: December 6, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Property still not in compliance

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None