

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, January 10, 2024 - 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.	23-2883 CE	1111 S Ocean Drive	Barry S Mazza Jeanie Mazza	Heather Debevec
2.	23- 2702PK	900 block S 27th Street	Hipolito Morales	Heather Debevec
3.	23-2760CE	125 Garden Avenue	Debra Purdy (LF EST)	Heather Debevec
4.	23-2756 CE	129 Garden Avenue	Antonia Benavides	Heather Debevec
5.	23-1169 PK	Jaycee Park	Miguel Mejia Hernandez	Michael Rabenecker
6.	23-1028 PK	South Causeway Park	Rosellys Beatriz Hernandez Perez	Michael Rabenecker
7.	23-2123 PK	Jaycee Park	Lizzie Brown	Michael Rabenecker
8.	23-1447 PK	South Causeway Park	Scott Orkus	Michael Rabenecker
9.	23-2529 CE	1014 S 7th St	Michael D Robbins	Manuel Fernandez Jr.

10.	23-2545 CE	417 El Rancho Dr	John D Neilson Christina M Neilson	Manuel Fernandez Jr.
11.	23-2565 PK	100 Block of Orange Ave	Amisha Nigia Brockett	Manuel Fernandez Jr.
12.	23-2391 CT	3012 Sunrise Boulevard	Luis F Macias	Heather Debevec
13.	23-2821 CE	602 South 17th Street	Aurora Garcia Flores	Charmaine Kirkland
14.	23-3016CE	1211 Ormond Avenue	Efrain Garcia Salvador Garcia	Charmaine Kirkland
15.	23-1880CE	1727 Okeechobee Rd	1727 Okeechobee, LLC	Charmaine Kirkland
16.	23- 2885STR	2400 S Ocean Dr 7222	MELANY ARLENE ROSALES KRISTINA ANDREU	Heather Debevec
17.	23-2503 CE	S 2nd Street	FPD LAND HOLDINGS LLC	Heather Debevec
18.	23-2366 CE	108 Gardenia Avenue	RICARDO PELAYO	Heather Debevec
19.	23-2882 CE	303 N 18th Street	Angelica Loayza	Charmaine Kirkland
20.	23-1380 PK	Jaycee Park	Dessire Fernandez Pedro Morfe	Michael Rabenecker
21.	23-1359 PK	Jaycee Park	Zakary McGriff	Michael Rabenecker
22.	23-1554 PK	S Causeway Park	Luis D Duenas	Isaac Saucedo
23.	23-1181 PK	100 Blk Hernando Street	Jasmine Calzada	Michael Rabenecker
24.	23-1172 PK	Jaycee Park	Arndrea Dampier	Michael Rabenecker
25.	23- 2836 STR	1115 Hernando Street	OSWALDO RUEDA BUILES	Heather Debevec

26.	23-2648 CE	517 S 8th Street	Santos Ramos Aguirre	Manuel Fernandez Jr
27.	23-1048 CE	1240 Binney Drive	ELODE VINCENT (TR)	Heather Debevec
28.	23-2749CE	117 Garden Avenue	MARTIR VILLANUEVA - ALFARO	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	23-2518 PK	Jaycee Park	Patricia L Collier	Manuel Fernandez Jr.
B.	23-3010 PK	Gulfstream Beach Access	Robert Pepe	Michael Rabenecker
C.	23- 2886PK	South Causeway Park	Vadim Donchu	Michael Rabenecker
D.	23-2689 PK	900 Block of S 27th St	Stanley Charlestin	Isaac Saucedo
E.	23-2671 PK	Jc Park	Tory Kellogg	Isaac Saucedo
F.	23-2523 PK	Jc Park	Dorothy Lorraine Stewart	Isaac Saucedo
G.	23-1362 PK	Jaycee Park	Larry Meadows	Michael Rabenecker
H.	23-1358 PK	Jaycee Park	Leal Flooring INC	Michael Rabenecker
I.	23- 2699PK	900 block S 27th Street	Bientot Louis Justie	Heather Debevec
J.	23-1435 PK	100 Blk North Indian River Drive	Austin Cole Brent Cole	Michael Rabenecker
K.	23-1194 PK	South Causeway Park	Reyna Arciles	Michael Rabenecker
L.	23-1193 PK	Jaycee Park	Brian Burton	Michael Rabenecker
M.	23-1170 PK	Jaycee Park	Jesse Roussos	Michael Rabenecker
N.	23-1168 PK	Jaycee	Zulma Rosario	Michael Rabenecker

O.	23-1038 PK	Jaycee Park	Charles David Pendl	Michael Rabenecker
P.	23-1448 PK	South Causeway Park	German Ortiz	Michael Rabenecker
Q.	23-1180 PK	100 Blk North Indian River Drive	Victor Culbertson	Michael Rabenecker
R.	23-1173 PK	Jaycee Park	Sharnet Clark	Michael Rabenecker
S.	23-1200 PK	South Causeway Park	Mark Gundry	Michael Rabenecker
T.	23-1198 PK	South Causeway Park	Ean Holdings, LLC	Michael Rabenecker
U.	23-1257 PK	South Causeway Park	James Cinfici, SR	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-2622 CE	1505 Yosemite Ct	Hortencia E Mendoza Hernandez Noe Hernandez Villavicencio	Charmaine Kirkland
B.	23-2338 CE	1009 Sunrise Blvd	Sandra Iglesias	Manuel Fernandez Jr.
C.	23-2317 CE	2801 Citrus Ave	James Hatfield	Isaac Saucedo
D.	23-2704 STR	2827 S Indian River Drive	2827 S INDIAN RIVER DR LLC	Heather Debevec
E.	23-2884CE	1156 S Ocean Drive	M Shane Glazer	Heather Debevec
F.	23- 2636CE	722 S Us Highway 1	EDEN'S CREMATION SOCIETY OF FLORIDA LLC	Heather Debevec
G.	23-2497 CE	827 Sunrise Boulevard	Malinska Cargo Shipping LLC	Heather Debevec
H.	23- 2499 CE	2102 Sunrise Boulevard	Malinska Cargo Shipping	Heather Debevec
I.	23- 2710STR	2507 S Indian River Drive	DIANE WYNNE	Heather Debevec

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

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23-209 CE	6737 Darter Court	STEAK N SHAKE OPER INC C/O RYAN LLC	Heather Debevec
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A.

21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
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B.

23-0386 CE	119 Wisteria Ave	Jean Harvey	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.

18-1201 CE	510 N 6th St	Cephus Cruickshank	Peggy Arraiz
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B.

21-1330 CE	409 Cedar PL	CEDAR PLACE LLC	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.

23-1870 CE	1404 Juanita Avenue	ROBIN IVEY JOHN P IVEY	Heather Debevec
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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: 01/10/2024

Re: case # 23-2883 - 1111 S Ocean Drive

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

Information

SUBJECT:

23-2883 CE	1111 S Ocean Drive	Barry S Mazza Jeanie Mazza	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 3, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Barry S Mazza Jeanie Mazza 1111 S Ocean Drive Ft Pierce, FL 34949	
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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 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 10 days to place yard, trash, and recycle bins to the side or rear of the home.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/22/2023 10:43 AM

Special Magistrate Hearing**3. B. 2.****Meeting Date:** 01/10/2024**Re:** Case # 23-2702 - 900 block S 27th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23- 2702PK	900 block S 27th Street	Hipolito Morales	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 4, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Hipolito Morales	PARKING VIOLATION: 34-31(L) Parked on City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18335PK	34-31(L) Parked on 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 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: Heather Debevec

Started On: 11/16/2023 07:45 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 3.

Meeting Date: 01/10/2024

Re: Case # 23-2760 - 125 Garden Avenue

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

Information

SUBJECT:

23-2760CE	125 Garden Avenue	Debra Purdy (LF EST)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 20, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Debra Purdy (LF EST) 125 Garden Ave Ft Pierce, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)

CORRECTIVE ACTIONS:

1. Remove the window coverings, open all the shutters.

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 the shutters.
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: 01/08/2024

Started On: 11/16/2023 03:20 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 01/10/2024

Re: Case #23-2756 - 129 Garden Avenue

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

Information

SUBJECT:

23-2756 CE	129 Garden Avenue	Antonia Benavides	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 20, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Antonia Benavides 129 Garden 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 relocate the vehicles 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: 01/08/2024

Started On: 11/22/2023 11:16 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 01/10/2024

Re: Case# 23-1169 - Jaycee Park

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

Information

SUBJECT:

23-1169 PK	Jaycee Park	Miguel Mejia Hernandez	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Miguel Mejia Hernandez	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19308PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 01:38 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 01/10/2024

Re: Case# 23-1028 - South Causeway Park

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

Information

SUBJECT:

23-1028 PK	South Causeway Park	Rosellys Beatriz Hernandez Perez	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Rosellys Beatriz Hernandez Perez	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19277PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator 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: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/12/2023 08:58 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 01/10/2024

Re: Case# 23-2123 - Jaycee Park

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

Information

SUBJECT:

23-2123 PK	Jaycee Park	Lizzie Brown	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 16, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Lizzie Brown	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20067PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 12/03/2023 03:56 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 01/10/2024

Re: Case# 23-1447 - South Causeway Park

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

Information

SUBJECT:

23-1447 PK	South Causeway Park	Scott Orkus	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 7, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Scott Orkus	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19356PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 01:51 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 9.

Meeting Date: 01/10/2024

Re: Case # 23-2529 - 1014 S 7th ST

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

Information

SUBJECT:

23-2529 CE	1014 S 7th St	Michael D Robbins	Manuel Fernandez Jr.
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CASE INFORMATION:

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

Michael D Robbins 309 5th Street S Dundee, FL 33838	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please pressure wash and paint home where chipping, staining, or deterioration has occurred.

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 pressure wash and paint the home.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/08/2024

Started On: 11/15/2023 12:38 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 01/10/2024

Re: Case # 23-2545 - 417 El Rancho Dr

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

Information

SUBJECT:

23-2545 CE	417 El Rancho Dr	John D Neilson Christina M Neilson	Manuel Fernandez Jr.
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CASE INFORMATION:

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

John D Neilson Christina M Neilson 417 El Rancho Dr 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. Please remove ladder, coolers, propane tank, gas canisters, tires, containers, buckets, Jacks and store out of public view, a garage, or shed.

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 ladders, cooler, propane tanks, tires, jacks, buckets and all other outside storage items located under the carport.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/08/2024

Started On: 11/14/2023 04:42 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 01/10/2024

Re: Case # 23-2565 - 100 Block of Orange Ave

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

Information

SUBJECT:

23-2565 PK	100 Block of Orange Ave	Amisha Nigia Brockett	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	September 10, 2023	Type Of Presentation:	PAID
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OWNER:

Amisha Nigia Brockett	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20413PK	34-31 (N) Parking in Opposing Traffic Lane	\$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 fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 11/16/2023 10:22 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 12.

Meeting Date: 01/10/2024

Re: Case # 23-2391 - 3012 Sunrise Boulevard

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

Information

SUBJECT:

23-2391 CT	3012 Sunrise Boulevard	Luis F Macias	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 17, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Luis F Macias 2971 Admiral St Ft. Pierce, FL 34982	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1622 CE	26 - 6 Ice Box Safety	1 @ \$100.00	\$100.00	\$10.00	\$110.00

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 \$110.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/15/2023 11:01 AM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 01/10/2024

Re: Case #23-2821 - 602 South 17th Street

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

Information

SUBJECT:

23-2821 CE 602 South 17th Street Aurora Garcia Flores Charmaine Kirkland

CASE INFORMATION:

Case Initiated: October 26, 2023 Type of Presentation: COMPLIED

OWNER:

OWNER:
Aurora Garcia Flores
1712 Wyoming Avenue
Ft. Pierce, FL 34982

VIOLATIONS:

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

CORRECTIVE ACTIONS:

N/A

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.
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Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 01/08/2024

Started On: 12/06/2023 09:12 AM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 01/10/2024

Re: Case #23-3016 1211 Ormond Avenue

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

Information

SUBJECT:

23-3016CE 1211 Ormond Avenue Efrain Garcia Charmaine
Salvador Garcia Kirkland

CASE INFORMATION:

Case Initiated: November 21, 2023 Type of Presentation: COMPLIED

OWNER:

OWNER:
Efrain Garcia
Salvador Garcia
1214 Ormond Ave
Fort Pierce, FL 34950

VIOLATIONS:

Section 26-3 – Storage of commodities
Section 123-37(12) – Landscape maintenance
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

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

Form Started By: Charmaine Kirkland
Final Approval Date: 01/08/2024

Started On: 12/06/2023 09:34 AM

Special Magistrate Hearing

3. B. 15.

Meeting Date: 01/10/2024

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:	COMPLIED
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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: 12/19/2023

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

Special Magistrate Hearing

3. B. 16.

Meeting Date: 01/10/2024

Re: Case # 23-2885 - 2400 S Ocean Dr 7222

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

Information

SUBJECT:

23-2885STR	2400 S Ocean Dr 7222	MELANY ARLENE ROSALES KRISTINA ANDREU	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 3, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: MELANY ARLENE ROSALES KRISTINA ANDREU 2400 S OCEAN DR APT 7222 FT PIERCE, FL 34949	
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.
 Sec. 22-511. - Rental unit advertising requirement.

CORRECTIVE ACTIONS:

1. Renew the registration with the City Clerk's Office.
2. Ensure the ad includes the required information.

RECOMMENDATION:

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

1. A vacation rental registration must be renewed within 10 days.
2. All ads must be updated to include the required information within 10 days.
3. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.

Form Started By: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/30/2023 04:15 PM

Special Magistrate Hearing

3. B. 17.

Meeting Date: 01/10/2024

Re: Case# 23-2503 - S 2nd Street

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

Information

SUBJECT:

23-2503 CE	S 2nd Street	FPD LAND HOLDINGS LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 8, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: FPD LAND HOLDINGS LLC 603 E FORT KING ST OCALA, FL 34471	
--	--

VIOLATIONS:

Sec. 16-28. - Dead or diseased tree removal on private property.

CORRECTIVE ACTIONS:

1. Finish removing the stump of the dead tree.

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 finish removing the stump of the dead tree.
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: 01/08/2024

Started On: 11/22/2023 01:52 PM

Special Magistrate Hearing

3. B. 18.

Meeting Date: 01/10/2024

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:	COMPLIED	
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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: 12/19/2023

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

Special Magistrate Hearing

3. B. 19.

Meeting Date: 01/10/2024

Re: Case #23-2882 - 303 N 18TH ST

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

Information

SUBJECT:

23-2882 CE	303 N 18th Street	Angelica Loayza	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	October 31, 2023	Type of Presentation:	PULLED BY STAFF
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OWNER:

OWNER:
 Angelica Loayza
 303 N 18th Street
 Fort Pierce, FL 34950

VIOLATIONS:

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

CORRECTIVE ACTIONS:

N/A

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: 01/08/2024

Started On: 11/22/2023 08:25 AM

Special Magistrate Hearing

3. B. 20.

Meeting Date: 01/10/2024

Re: Case# 23-1380 - Jaycee Park

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

Information

SUBJECT:

23-1380 PK	Jaycee Park	Dessire Fernandez Pedro Morfe	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 6, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Dessire Fernandez Pedro Morfe	PARKING VIOLATION: Improper Parking
--	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19349PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 11:22 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 21.

Meeting Date: 01/10/2024

Re: Case# 23-1359 - Jaycee Park

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

Information

SUBJECT:

23-1359 PK	Jaycee Park	Zakary McGriff	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 7, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Zakary McGriff	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19367PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/18/2023 01:28 PM

Special Magistrate Hearing**3. B. 22.****Meeting Date:** 01/10/2024**Re:** Case # 23-1554 - S Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-1554 PK	S Causeway Park	Luis D Duenas	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	May 29, 2023	Type of Presentation:	PULLED BY STAFF	
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OWNER:

OWNER: Luis D Duenas	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19803 PK	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 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: Isaac Saucedo

Started On: 11/20/2023 03:34 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 23.

Meeting Date: 01/10/2024

Re: Case# 23-1181-100 Blk Hernando Street

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

Information

SUBJECT:

23-1181 PK	100 Blk Hernando Street	Jasmine Calzada	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Jasmine Calzada	PARKING VIOLATION: Parked Facing the Wrong Direction
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19329PK	34-31(N) Parked Facing the Wrong Direction	\$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 be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 09:52 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 24.

Meeting Date: 01/10/2024

Re: Case# 23-1172-Jaycee Park

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

Information

SUBJECT:

23-1172 PK	Jaycee Park	Arndrea Dampier	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 22, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Arndrea Dampier	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19318PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 02:58 PM

Special Magistrate Hearing

3. B. 25.

Meeting Date: 01/10/2024

Re: Case # 23-2836 - 1115 Hernando Street

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

Information

SUBJECT:

23- 2836 STR	1115 Hernando Street	OSWALDO RUEDA BUILES	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 27, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: OSWALDO RUEDA BUILES 11525 SW 98TH AVE MIAMI, FL 33176	
--	--

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 with the City Clerk's Office.
2. Register the short term 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 of \$5,000.00 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: 11/30/2023 05:29 PM

Final Approval Date: 01/09/2024

Special Magistrate Hearing

3. B. 26.

Meeting Date: 01/10/2024

Re: Case # 23-2648 - 517 S 8th St

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

Information

SUBJECT:

23-2648 CE	517 S 8th Street	Santos Ramos Aguirre	Manuel Fernandez Jr
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CASE INFORMATION:

Case Initiated:	October 5, 2023	Type of Presentation:	PULLED BY STAFF	
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OWNER:

Santos Ramos Aguirre 517 S 8th St Fort Pierce, FL 34950	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove coolers, wood, ladders, containers, cardboard, roofing material, cones and store out of public view, a garage, or shed.
2. Please remove bricks and gravel type material from in front of the driveway as well.

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 all outside storage.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 11/16/2023 11:35 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

3. B. 27.

Meeting Date: 01/10/2024

Re: Case# 23-1048 - 1240 Binney Drive

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:	PULLED BY STAFF
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	
--	--

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: Peggy Arraiz
Final Approval Date: 01/08/2024

Started On: 01/08/2024 04:28 PM

Special Magistrate Hearing

3. B. 28.

Meeting Date: 01/10/2024

Re: Case # 23-2749 - 117 Garden Avenue

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

Information

SUBJECT:

23-2749CE	117 Garden Avenue	MARTIR VILLANUEVA - ALFARO	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 20, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: MARTIR VILLANUEVA - ALFARO 5762 NW COTTON DR PORT ST LUCIE, FL 34986	
--	--

VIOLATIONS:

- IPMC 304.3 Address identification.
- Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 30-28(c) – Responsibility for containers
- Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Place house numbers to be visible from the street.
2. Refrain from parking in the front yard.
3. Remove the containers, bins, wood pieces, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Move all trash/recycling containers to the side or rear of structure on non-collection days.
5. Mow the yard and clean off fence lines.

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:
 1. Place house numbers that are visible from the street.
 2. Refrain from parking in the front yard.
 3. Remove all outside storage
 4. Move all trash/recycling containers to the side or rear of the structure on non-collection days.
 5. Mow the yard and clean off fence lines.
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: 11/16/2023 02:01 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. A.

Meeting Date: 01/10/2024

Re: Case # 23-2518 - Jaycee Park

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

Information

SUBJECT:

23-2518 PK	Jaycee Park	Patricia L Collier	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	September 9, 2023	Type of Presentation:	Citation Appeal	
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OWNER:

OWNER: Patricia L Collier	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20405PK	34-31(C) Restricted Parking	\$50.00	\$10.00	\$0	\$60.00

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 \$60.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 11/14/2023 04:22 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. B.

Meeting Date: 01/10/2024

Re: Case# 23-3010 - Gulfstream Beach Access

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

Information

SUBJECT:

23-3010 PK	Gulfstream Beach Access	Robert Pepe	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	November 12, 2023	Type of Presentation:	Parking Citation Appeal
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OWNER:

OWNER: Robert Pepe	PARKING VIOLATION: Parking on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19975PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$60.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Attachments

Exhibits Confirmation

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/19/2023 10:05 AM

From: [Pepe, Rob](#)
To: [Katherine Calderon](#)
Subject: RE: [Ext] Parking Citation Appeal #19975 Exhibits
Date: Tuesday, January 9, 2024 4:47:09 PM
Attachments: [image002.png](#)

City of Fort Pierce

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Hello, writing to acknowledge receipt.

Second email to follow with details on prior matter in same location.

Robert B. Pepe

LaBella Associates | Chief Financial Officer

Vice President



585-295-6282 **direct**

585-520-4525 **cell**

585-454-6110 **office**

300 State Street, Suite 201

Rochester, NY 14614

labellapc.com

From: Katherine Calderon <kcalderon@cityoffortpierce.com>
Sent: Tuesday, January 9, 2024 3:06 PM
To: Pepe, Rob <rpepe@labellapc.com>
Subject: [Ext] Parking Citation Appeal #19975 Exhibits

Good afternoon,

Please see the attached exhibits and confirm receipt.

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950



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Special Magistrate Hearing

4. C.

Meeting Date: 01/10/2024

Re: Case# 23-2886-South Causeway Park

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

Information

SUBJECT:

23- 2886PK	South Causeway Park	Vadim Donchu	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	October 28, 2023	Type of Presentation:	Parking Citation Appeal
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OWNER:

OWNER: Vadim Donchu	PARKING VIOLATION: Parking Prohibited
------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19967PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$60.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 12/03/2023 01:36 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. D.

Meeting Date: 01/10/2024

Re: Case # 23-2689 - 900 Block of S 27th St

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

Information

SUBJECT:

23-2689 PK	900 Block of S 27th St	Stanley Charlestin	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 4, 2023	Type of Presentation:	Citation	
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OWNER:

OWNER: Stanley Charlestin	
------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19818 PK	34-31(L) - Parking on 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 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: Isaac Saucedo
Final Approval Date: 01/08/2024

Started On: 11/20/2023 03:56 PM

Special Magistrate Hearing

4. E.

Meeting Date: 01/10/2024

Re: Case # 23-2671 - Jc Park

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

Information

SUBJECT:

23-2671 PK	Jc Park	Tory Kellogg	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 4, 2023	Type of Presentation:	Citation	
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OWNER:

OWNER: Tory Kellogg	
------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19812 PK	34-31(C) - Restricted 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 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: Isaac Saucedo

Started On: 11/20/2023 04:50 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. F.

Meeting Date: 01/10/2024

Re: Case # 23-2523 - Jc Park

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

Information

SUBJECT:

23-2523 PK	Jc Park	Dorothy Lorraine Stewart	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 4, 2023	Type of Presentation:	Citation
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OWNER:

OWNER: Dorothy L Stewart	
-----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19813PK	34-31(C) - Restricted 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 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: Isaac Saucedo
Final Approval Date: 01/08/2024

Started On: 11/20/2023 02:13 PM

Special Magistrate Hearing

4. G.

Meeting Date: 01/10/2024

Re: Case# 23-1362-Jaycee Park

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

Information

SUBJECT:

23-1362 PK	Jaycee Park	Larry Meadows	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 7, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Larry Meadows	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19364PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/18/2023 01:37 PM

Special Magistrate Hearing

4. H.

Meeting Date: 01/10/2024

Re: Case# 23-1358-Jaycee Park

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

Information

SUBJECT:

23-1358 PK	Jaycee Park	Leal Flooring INC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 7, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Leal Flooring INC	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19368PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/18/2023 01:22 PM

Special Magistrate Hearing

4. I.

Meeting Date: 01/10/2024

Re: Case # 23-2699 - 900 block S 27th Street

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

Information

SUBJECT:

23- 2699PK	900 block S 27th Street	Bientot Louis Justie	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 4, 2023	Type of Presentation:	Citation	
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OWNER:

OWNER: Bientot Louis Justie	PARKING VIOLATION: 34-31(L) Parked on City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18332PK	34-31(L) Parked on 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 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: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/15/2023 05:55 PM

Special Magistrate Hearing

4. J.

Meeting Date: 01/10/2024

Re: Case# 23-1435-100 Blk North Indian River Drive

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

Information

SUBJECT:

23-1435 PK	100 Blk North Indian River Drive	Austin Cole Brent Cole	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 5, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Austin Cole Brent Cole	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19345PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 11:09 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. K.

Meeting Date: 01/10/2024

Re: Case# 23-1194-South Causeway Park

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

Information

SUBJECT:

23-1194 PK	South Causeway Park	Reyna Arciles	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Reyna Arciles	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19300PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/17/2023 01:04 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. L.

Meeting Date: 01/10/2024

Re: Case# 23-1193-Jaycee Park

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

Information

SUBJECT:

23-1193 PK	Jaycee Park	Brian Burton	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Brian Burton	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19304PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 01:13 PM

Special Magistrate Hearing

4. M.

Meeting Date: 01/10/2024

Re: Case# 23-1170-Jaycee Park

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

Information

SUBJECT:

23-1170 PK	Jaycee Park	Jesse Roussos	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Jesse Roussos	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19305PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/17/2023 01:20 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. N.

Meeting Date: 01/10/2024

Re: Case# 23-1168-Jaycee Park

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

Information

SUBJECT:

23-1168 PK	Jaycee	Zulma Rosario	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Zulma Rosario	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19307PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/17/2023 01:30 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. O.

Meeting Date: 01/10/2024

Re: Case# 23-1038-Jaycee Park

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

Information

SUBJECT:

23-1038 PK	Jaycee Park	Charles David Pendl	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 8, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Charles David Pendl	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19278PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/12/2023 01:36 PM

Special Magistrate Hearing

4. P.

Meeting Date: 01/10/2024

Re: Case# 23-1448-South Causeway Park

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

Information

SUBJECT:

23-1448 PK	South Causeway Park	German Ortiz	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 7, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: German Ortiz	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19357PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 01:44 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

4. Q.

Meeting Date: 01/10/2024

Re: Case# 23-1180-100 Blk North Indian River Drive

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

Information

SUBJECT:

23-1180 PK	100 Blk North Indian River Drive	Victor Culbertson	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 16, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Victor Culbertson	PARKING VIOLATION: Parking on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19309PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 01:46 PM

Special Magistrate Hearing

4. R.

Meeting Date: 01/10/2024

Re: Case# 23-1173-Jaycee Park

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

Information

SUBJECT:

23-1173 PK	Jaycee Park	Sharnet Clark	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 22, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Sharnet Clark	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19319PK	34-31(C) Restricted: Boat Trailer 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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 03:05 PM

Special Magistrate Hearing

4. S.

Meeting Date: 01/10/2024

Re: Case# 23-1200-South Causeway Park

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

Information

SUBJECT:

23-1200 PK	South Causeway Park	Mark Gundry	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Mark Gundry	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19327PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 03:14 PM

Special Magistrate Hearing

4. T.

Meeting Date: 01/10/2024

Re: Case# 23-1198-South Causeway Park

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

Information

SUBJECT:

23-1198 PK	South Causeway Park	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 23, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Ean Holdings, LLC	PARKING VIOLATION: No Parking Anytime
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19328PK	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 exists, the following be ordered:

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 01/08/2024

Started On: 11/17/2023 03:21 PM

Special Magistrate Hearing

4. U.

Meeting Date: 01/10/2024

Re: Case# 23-1257-South Causeway Park

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

Information

SUBJECT:

23-1257 PK	South Causeway Park	James Cinfici, SR	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 29, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: James Cinfici, SR	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19331PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$78.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 11/18/2023 11:01 AM

Final Approval Date: 01/08/2024

Special Magistrate Hearing

5. A.

Meeting Date: 01/10/2024

Re: Case #23-2622 - 1505 Yosemite Ct

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

Information

SUBJECT:

23-2622 CE	1505 Yosemite Ct	Hortencia E Mendoza Hernandez Noe Hernandez Villavicencio	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	October 4, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: Hortencia E Mendoza Hernandez Noe Hernandez Villavicencio 1505 Yosemite Ct Fort Pierce, FL 34950	
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VIOLATIONS:

1. Section 26-3 – Storage of commodities
2. Section 123-37(12) –Landscape maintenance
3. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
4. IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

N/A

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:
 1. Address all outside storage issues including the items stored in the truck and trailer.
 2. Cut and trim the grass, hedges and trees throughout the property.
 3. Move the trash/recycling container to the side or rear of the structure on non-collection days.
 4. Pressure wash and paint the exterior of the structure.

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: 01/08/2024

Started On: 11/22/2023 11:05 AM

Special Magistrate Hearing

5. B.

Meeting Date: 01/10/2024

Re: Case # 23-2338 - 1009 Sunrise Blvd

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

Information

SUBJECT:

23-2338 CE	1009 Sunrise Blvd	Sandra Iglesias	Manuel Fernandez Jr.
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CASE INFORMATION:

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

OWNER: Sandra Iglesias 1009 Sunrise Blvd Fort Pierce, FL 34950	TENANT 1009 Sunrise Blvd Fort Pierce, FL 34950
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VIOLATIONS:

1. IPMC 702.4 Emergency escape openings (covered windows)
2. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
3. Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
4. Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions
5. Section 123-37(12) – Landscape maintenance

CORRECTIVE ACTIONS:

1. Please remove or open all the shutters from all windows.
2. Please remove, bring in, or place in a shed boxes, bins, bags, and all other loose items from the carport and yard.
3. Please bring in or remove dressers, dining chairs, paintings, clothing and other indoor-styled items from the carport.
4. Please trim bushes to be no more than 4 feet in front of the home.
5. Please trim bushes to give a neat appearance and remove vines from 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 10 days to:
 1. Remove or open all the shutters from all windows.
 2. Remove all outside storage.
 3. Trim bushes to be no more than 4 feet in front of the home.
 4. Trim bushes to give a neat appearance and remove vines from the home.
 2. Failure to comply will result in a fine of \$100.00 per day being assessed.
-

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/08/2024

Started On: 11/15/2023 03:48 PM

Special Magistrate Hearing

5. C.

Meeting Date: 01/10/2024

Re: Case # 23-2317 - 2801 Citrus Ave

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

Information

SUBJECT:

23-2317 CE	2801 Citrus Ave	James Hatfield	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 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 123-37(12) – Landscape maintenance
 IPMC 304.2 Protective treatment.
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 IPMC 302.7 Accessory structures.

CORRECTIVE ACTIONS:

1. Please trim all overgrown bushes, trees, shrubs, and grass.
2. Please pressure wash and paint home where molding, chipping or deterioration has occurred.
3. Please properly dispose of concrete located in front of home and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
4. Please repair fence where deterioration has occurred. A permit may be required. If you have any questions, please contact the Planning Department via email at Planning@cityoffortpierce.com

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists:

1. The violator(s) be given 10 days to address all landscaping issues, pressure wash and paint home, address all outside storage and repair the fence.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 12/19/2023

Started On: 10/03/2023 10:04 AM

Special Magistrate Hearing

5. D.

Meeting Date: 01/10/2024

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

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:	Regular	
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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 \$5,000.00, be assessed due to the violations being irreparable and irreversible in nature, to be paid within thirty (30) days.

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 01/08/2024

Started On: 01/08/2024 04:27 PM

Special Magistrate Hearing

5. E.

Meeting Date: 01/10/2024

Re: Case # 23-2884 - 1156 S Ocean Drive

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

Information

SUBJECT:

23-2884CE	1156 S Ocean Drive	M Shane Glazer	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 3, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: MShane Glazer 4804 Jefferson #601 Kansas City, MO 64112	
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VIOLATIONS:

Section 30-28 (c) - Responsibility for containers

CORRECTIVE ACTIONS:

1. Place 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(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to place trash, yard, and recycle bins to the side or rear of the building.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/17/2023 05:10 PM

Special Magistrate Hearing

5. F.

Meeting Date: 01/10/2024

Re: Case # 23-2636 - 722 S Us Highway 1

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

Information

SUBJECT:

23- 2636CE	722 S Us Highway 1	EDEN'S CREMATION SOCIETY OF FLORIDA LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: EDEN'S CREMATION SOCIETY OF FLORIDA LLC 3750 N STATE ROAD 7 LAUDERDALE LAKES, FL 33319	REGISTERED AGENT: ELIJAH E BELL 3750 N. STATE ROAD 7 LAUDERDALE LAKES, FL 33319
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VIOLATIONS:

Section 2017 NEC – Temporary lighting
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 IPMC 302.3 Sidewalks and driveways.
 IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Remove the temporary / holiday style lighting from the building.
2. Remove the loose parking stop / bumpers, the gravel pieces near the loose parking stop, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
3. Repair the east parking lot where potholes are starting, and the lot is deteriorating.
4. Paint the banister on the south side of the building where the paint is peeling away.
5. Paint the steps on the west side of the building where the paint is peeling away.
6. Pressure wash the pavers on the west side as they are dark in discoloration.
7. Restrip the parking lot.

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:
 1. Remove the temporary / holiday style lighting from the building.
 2. Remove the loose parking stop / bumpers, the gravel pieces near the loose parking stop, and any other outside storage.
2. The violator(s) be given 30 days to:
 1. Paint the banister on the south side of the building.
 2. Paint the steps on the west side of the building.
 3. Pressure wash the pavers on the west side.
 4. Obtain a permit and comply with all permit conditions to repair and re-stripe the parking lot.
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: 01/08/2024

Started On: 11/16/2023 03:40 PM

Special Magistrate Hearing

5. G.

Meeting Date: 01/10/2024

Re: Case # 23-2497 - 827 Sunrise Boulevard

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

Information

SUBJECT:

23-2497 CE	827 Sunrise Boulevard	Malinska Cargo Shipping LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	Septmeber 7, 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: Jean Bazile 2100 Sunrise Blvd Ste C Ft. Pierce, FL 34950
OTHER: Jean Bazile 200 NW 17 Ave Pompano Beach, FL 33069	

VIOLATIONS:

Sec. 16-28 - Dead or diseased tree removal on private property

CORRECTIVE ACTIONS:

1. Remove the dead tree.

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 remove the dead tree.
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: 01/08/2024

Started On: 11/16/2023 09:58 AM

Special Magistrate Hearing

5. H.

Meeting Date: 01/10/2024

Re: Case # 23-2499 - 2102 Sunrise Boulevard

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

Information

SUBJECT:

23- 2499 CE	2102 Sunrise Boulevard	Malinska Cargo Shipping	Heather Debevec
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CASE INFORMATION:

Case Initiated:	September 1, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: Malinska Cargo Shipping LLC 116 Newton Rd West Park, FL 33023	
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VIOLATIONS:

Sec. 16-28 - Dead or diseased tree removal on private property

CORRECTIVE ACTIONS:

1. Remove the dead trees.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violator(s) failed to remove the dead trees, the following be ordered:

1. The violator(s) be given 30 days to remove the dead trees.
2. Failure to comply within the time provided will result in a fine of \$100.00 per day being assessed.
3. 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 lien against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/08/2024

Started On: 11/16/2023 10:20 AM

Special Magistrate Hearing

5. I.

Meeting Date: 01/10/2024

Re: Case # 23-2710 - 2507 S Indian River Drive

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

Information

SUBJECT:

23- 2710STR	2507 S Indian River Drive	DIANE WYNNE	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: DIANE WYNNE 2507 S INDIAN RIVER DR FT PIERCE, FL 34950	
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VIOLATIONS:

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

Sec. 22-19(a) – Imposed.

Section 22-29 – Enforcement

CORRECTIVE ACTIONS:

1. Register the short term rental with the City Clerk's Office.
2. Renew the business tax receipt 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 of \$5,000.00 be assessed due to the violation being irreparable and irreversible in nature, to be paid within thirty (30) days.
2. The violator must obtain their vacation rental registration and business tax receipt or remove all advertisements for vacation rentals within 48 hours.
3. Failure to comply with any requirement ordered by the Special Magistrate will result in a \$250.00 fine per day being assessed.
4. Failure to obtain a Business Tax Receipt or cease all rental activities will result in all utilities to the premises being suspended while the violation exists.

Form Review

Form Started By: Heather Debevec

Started On: 11/30/2023 05:12 PM

Final Approval Date: 01/08/2024

Special Magistrate Hearing
Meeting Date: 01/10/2024

6. 0.

Information

SUBJECT:

23-209 CE	6737 Darter Court	STEAK N SHAKE OPER INC C/O RYAN LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 3, 2023	Type of Presentation:	Massey
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OWNER:

OWNER: STEAK N SHAKE OPER INC C/O RYAN LLC PO BOX 460169 HOUSTON, TX 77056	REGISTERED AGENT: CT CORPORATION SYSTEM 1999 BRYAN ST STE 900 DALLAS, TX 75201
OTHER: STEAK N SHAKE INC. 107 S. PENNSYLVANIA ST. #400 INDIANAPOLIS, IN 46204	REGISTERED AGENT: CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301

VIOLATIONS:

IPMC 302.7 Accessory Structures.
IPMC 304.2 Protective treatment.

FINDINGS/ORDER:

On May 3, 2023 Special Magistrate Pelletier found the owner in violation and provided 30 days to comply or be fined \$100.00 per day.

ACTION DATES:

- June 6, 2023 fines were initiated due to non-compliance.
- November 13, 2023 Affidavit of Compliance was issued and fines were stopped.
- TOTAL FINE PENDING: \$16,030.00

INSPECTIONS: 7

1/31/2023	03/03/2023	03/14/2023	06/07/2023
06/27/2023	09/07/2023	11/16/2023	

RECOMMENDATION:

To be determined

Attachments

Order Determining Violation

Property ID Card

Massey criteria

Administration Fees

Form Review

Form Started By: Peggy Arraiz

Started On: 01/09/2024 05:26 PM

Final Approval Date: 01/09/2024



CASE #: 23-00000209

Violator: STEAK N SHAKE OPER INC
 C/O RYAN LLC
 PO BOX 460169
 HOUSTON, TX 77056

Property Address: 6737 DARTER CT
 Tax ID #: 2324-342-0001-000/9
 Legal Description: 24 35 39 THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN S 88 24 15 E ALG S LI OF SW 1/4 1848.42 FT TO ELY LI OF CROSSROADS PARK OF COMMERCE

RE: Violation of Section(s): IPMC 302.7 Accessory Structures, IPMC 304.2 Protective Treatment

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 03, 2023, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that STEAK N SHAKE OPER INC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
 - a. Repair the gate for the dumpster area to be properly secured.
 - b. Pressure wash all walkways around the building.
3. In the event the violation is not remedied within 30 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 11th day of May, 2023.


 Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 11th DAY OF May, 2023.


 Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5192667 05/16/2023 09:12:19 AM
 OR BOOK 4990 PAGE 695 - 695 Doc Type: ORD
 RECORDING: \$10.00

CC: STEAK N SHAKE INC., 107 S. PENNSYLVANIA ST. #400, INDIANAPOLIS, IN 46204, CT CORPORATION SYSTEM, 1999 BRYAN ST STE 900, DALLAS, TX 75201, CORPORATION SERVICE COMPANY, 1201 HAYS ST, TALLAHASSEE, FL 32301

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 6737 Parcel ID: 2324-342-0001- Account #: 14290 Sec/Town/Range:
 DARTER CT 000-9 24/35S/39E
 Map ID: 23/24S Zoning: General Co Use Type: 2200 Jurisdiction: Fort Pierce

Ownership

Steak N Shake Oper Inc
 c/o Ryan LLC
 PO Box 460169
 Houston, TX 77056

Legal Description

24 35 39 THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN S 88 24 15 E ALG S LI OF SW 1/4 1848.42 FT TO ELY LI OF CROSSROADS PARK OF COMMERCE PHASE 1, TH N 00 26 24 E 427.36 FT TO N R/W R/W LI OF REYNOLDS DR AND POB, TH S 89 33 15 E ALG N RD R/W LI 141.08 FT, TH N 00 26 24 E 627.88 FT TO S RD R/W LI OF DARTER COURT, TH S 70 36 10 W ALG S RD R/W LI 160.61 FT, TH S 00 26 24 W 562.86 FT TO CURVE CONCAVE NE, R OF 35 FT, TH SELY ALG ARC 12.34 FT, TH S 00 26 24 W 3.37 FT TO POB (1.99 AC) (OR 1261-2150)

Current Values

Just/Market: \$1,234,200 Assessed: \$1,234,200
 Exemptions: \$0 Taxable: \$1,234,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$1,234,200	\$1,234,200	\$0	\$1,234,200
2022	\$1,284,200	\$1,131,350	\$0	\$1,131,350
2021	\$1,345,900	\$1,028,500	\$0	\$1,028,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-25-1999	1261 / 2150	XX00	WD	Merchant Clyde E	\$497,000
11-01-1978	0298 / 0706	XX01	CV		\$0
03-01-1978	0284 / 0650	XX00	CV		\$250,000

Primary Building Information

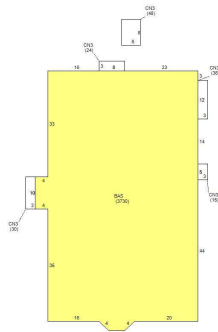
Finished Area of this building: 3,730 SF
 Gross Sketched Area: 3,883 SF

Exterior Data

View: Roof Cover: Mod Bitimun Roof Structure: BarJst/Rigid Building Type: FSFD
 Year Built: 2000 Frame: Grade: Y_D Effective Year: 2000
 Primary Wall: Frm Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Tile-Quarry



Total Areas

Finished/Under Air (SF):	3,730
Gross Sketched Area (SF):	3,883
Land Size (acres):	1.99
Land Size (SF):	86,684
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
6FT CB Wall	1	52	2000
CEMENT CURB	1	285	2000
SINGLE LIGHT	1	1	2000
DOUBLE LIGHT	2	20	2000
CHAINLINK 6'	1	32	2000
ASP2 LOW	1	37952	2000
CONCRETE LOW	1	750	2000

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case #: 23-00000209

Address: 6737
DARTER CT

Hearing Date: May 03, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Minor – gate to garbage area left unsecured.

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

Fixed gate and locked it.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

1 prior

Administrative Cost Estimator

01/09/2024

Property Address: 6737 Darter Court (23-0209)

Date case originated: 2/3/2023

Date case complied: 11/13/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.53	<u>11</u>	\$5.83
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Certified Mail:	\$7.05	<u>4</u>	\$28.20
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Photographs (per page)	\$0.50	<u>32</u>	\$16.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Insections	\$75.00	<u>7</u>	\$525.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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

Lien Reduction Request Hearing	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,275.03

Special Magistrate Hearing
Meeting Date: 01/10/2024

6. A.

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: Griet LLC PO Box 13175 Fort Pierce, FL 34979	REGISTERED AGENT: Roy T Mildner 423 Delaware Ave Fort Pierce, FL 34950
VIOLATOR: Griet 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: 12/06/2023

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 #: 23-00000386

Address: 119
WISTERIA AVE

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):

Significant progress as you can see pathways now and the house, property is still not in compliance.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing
Meeting Date: 01/10/2024

6. B.

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 - Fines started due to non-compliance
July 11, 2023 - Request for Massey hearing received
November 28, 2023 - Affidavit of Compliance issued, fines stopped
Balance as of 12/6/23: \$15,900.00

INSPECTIONS: 8

2/14/2023	03/07/2023	04/25/2023	05/31/2023
06/20/2023	07/25/2023	09/19/2023	11/28/2023

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Massey Criteria
Prior Order
Administration costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 12/19/2023

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.

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

Total Areas

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

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^{ed a}~~ing~~ 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 ^{many} ~~much~~ 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} ~~do~~ 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: 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):

Significant progress as you can see pathways now and the house, property is still not in compliance.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 23-0000386

Violator: JEAN S P HARVEY
119 WISTERIA AVE
FT PIERCE, FL 34982

Property Address: 119 WISTERIA AVE
Tax ID #: 2422-504-0076-000/2
Legal Description: SUNSET PARK BLK 5 LOT 6-LESS W 27.14 FT- AND LOT 7-LESS E 27.06 FT-

RE: Violation of Section(s): Section 123-37(12) -- Landscape maintenance

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 07, 2023, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that JEAN S P HARVEY is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
 - a. Trim trees to be 6 feet from the ground.
 - b. Trim bushes at the front of the home to be no more than 4 foot tall and to give a neat appearance.
2. In the event the violation is not remedied within 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 8 day of June, 2023.

Fran O. Ross
Fran O. Ross, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

8 DAY OF June, 2023.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk

Administrative Cost Estimator

01/09/2024

Property Address: 119 Wisteria Ave (23-386)

Date case originated: 2/24/2023

Date case complied: 11/28/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.53	<u>8</u>	\$4.24
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>49</u>	\$24.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Inspections	\$75.00	<u>8</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>3</u>	\$450.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u> </u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,475.79

Special Magistrate Hearing
Meeting Date: 01/10/2024

7. A.

Information

SUBJECT:

18-1201 CE	510 N 6th St	Cephus Cruickshank	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	April 13, 2018	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Cephus Cruickshank 2312 N 44th ST Fort Pierce, FL 34946	
--	--

VIOLATIONS:

16-46, 16-47, 16-48 (1)(5) - Outside storage, IPMC 304.2 Protective treatment

FINDINGS/CASE FOLLOW-UP:

On July 20, 2018, Special Magistrate Ross found the owner in violation and provided 20 days to comply or be fined \$50 daily.

- December 14, 2018 - Fines started due to non-compliance
- February 26, 2019 - Order Assessing Fine and Imposing Lien issued
- October 30, 2023 - Affidavit of Compliance issued. Fines stopped.

INSPECTIONS: 13

04/13/2018	05/14/2018	06/11/2018	07/16/2018
07/30/2018	11/26/2018	02/11/2019	09/16/2019
03/30/2020	07/16/2020	11/04/2020	01/17/2022
07/11/2022			

TOTAL FINE PENDING: \$89,090.00

REDUCTION CRITERIA:

Seriousness of the violation:	Moderate: Property maintenance issues
Any actions taken by the violator to correct the violation:	The property maintenance issues were addressed.

Length of time to come into compliance	66 months
Number of times the violator was previously found in violation:	Multiple
Number of violation notices the violator has received in the past:	Multiple
Extenuating factors preventing compliance	None
Pending violations on other properties owned by the violator.	Multiple

RECOMMENDATION:

Based on a review of the file and information provided by the Requesting Party, staff does not find sufficient evidence to recommend a reduction below the authorized amount of \$10,000.00 (Zoned C-3).

Attachments

- Property Card
- Request
- Administrion Fees

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 01/08/2024

Started On: 01/05/2024 04:33 PM

Property Identification

Site Address: 510 N 6TH ST
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0151-000-0
Jurisdiction: Fort Pierce

Use Type: 0800
Account #: 16046
Map ID: 24/10N
Zoning: General Co

Ownership

Cephus Cruickshank
2312 N 44th ST
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 17-L- W 5 FT OF LOT 9 AND ALL LOT 11 (MAP 24/10C) (OR 3660-2163)

Current Values

Just/Market Value: \$87,100
Assessed Value: \$64,519
Exemptions: \$0
Taxable Value: \$64,519



Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF): 1,910
Gross Sketched Area (SF): 2,360
Land Size (acres): 0.13
Land Size (SF): 5,500

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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NOV 22 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: 510 N 6TH ST FORT PIERCE FL 34950

Parcel ID #: 2403 705 0151 000 0

Property Owner: CEPHUS CRUICKSHANK

Mailing Address: 2312 N 44TH ST FORT PIERCE FL 34946

Telephone #: 4077655730 Cell Phone #: _____

E-Mail Address: JACQUES.CHESTER@CBREALTY.COM

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

I, JACQUES CHESTER, 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 WOULD LIKE TO PAY ALL ADMINISTRATION HARD COST
MINUS THE DAYS OPEN MONTHLY FEE.

PLEASE INITIAL:

I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.

I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature:



Date:

11-22-23

FOR OFFICE USE ONLY:

RECEIVED DATE:

11/27/2023

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

Schedule for hearing

REDUCTION TYPE:

Code lien # 1 Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____



RECEIVED

NOV 22 2023

CTION OF LIEN APPLICATION

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

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:	11/22/2023		
Property address:	510 N 6 th St		
Owner(s) of record:	Cephus Cruickshank		
Mailing address:	2312 N 44 TH ST FORT PIERCE FL 34946		
Property tax ID #:	2403-705-0151-000-0		
Original purchase date:	8-8-14	Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	BROKER OF RECORD
Telephone #:	4077655730	E-Mail:	JACQUES.CHESTER@CBREALTY.COM
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) Case# 18-1201	\$ 89,050.00	\$ 0
Recording Fees	\$ 40.00	\$ 0
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ 0
Administrative Fees	\$ _____	\$ 0
Interest	\$ _____	\$ 0
Penalties	\$ _____	\$ 0
TOTAL AMOUNT	\$ 89,090.00	\$ 0

11-22-23

JACQUES CHESTER

Signature of Owner or Representative

Date

Printed Name

This instrument prepared by:
Heather Young
Assistant County Attorney
St. Lucie County
2300 Virginia Avenue
Ft. Pierce, FL 34982

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 1st day of August, 2014, by CAPITAL C, INC., a Florida corporation, ("Grantor") and CEPHUS CRUICKSHANK ("Grantee"):

WHEREAS, on May 19, 2014, Grantor purchased the real property described below (the "Property") at a tax deed sale; and

WHEREAS, because of an inadvertent error in the notice provided for the sale, the Grantor has agreed to convey his interest in the Property to Grantee, the former owners of the Property, in return for a refund of the tax deed sale price and other agreed upon compensation.

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

Assessor's Map of N Part of Fort Pierce, Blk 17 L W 5 feet of Lot 9 and all of Lot 11

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the undersigned Grantor have hereunto set their hands and seals this 1 day of August 2014.

Attest:

By: _____

Name: _____

Title: _____

Grantor:
Capital C, Inc., a Florida corporation

By: [Signature] 8/1/14

Name: James Croy Crowley

Title: President.

(Seal)

Signed, sealed, and delivered
in our presence as witnesses:

Carol A. Bishop

Print: CAROL A. BISHOP

Janet L. Causi

Print: Janet L. Causi

STATE OF Florida
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me this 1 day of August, 2014, by James Corey Crowley. Said person (Check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years as identification, or produced other identification, to wit _____.

Carol A. Bishop

Notary Public, State of _____

Typed or Printed Name of Notary _____

Commission No.: _____

My Commission expires: _____



Administrative Cost Estimator

01/09/2024

Property Address: 510 N 6th Street (18-1201)

Date case originated: 4/13/2018

Date case complied: 10/30/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>10</u>	\$5.30
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>34</u>	\$17.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Insections	\$75.00	<u>13</u>	\$975.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

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

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

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,954.35

Special Magistrate Hearing
Meeting Date: 01/10/2024

7. B.

Information

SUBJECT:

21-1330 CE	409 Cedar PL	CEDAR PLACE LLC	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	June 16, 2021	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: CEDAR PLACE LLC 10570 S US Highway 1 Ste 300 Port Saint Lucie, FL 34952	
--	--

VIOLATIONS:

24-19, 24-20, 24-21 (1)(5) - Outside storage, 24-19, 24-20, 24-21(11) - Outside storage - Indoor furniture

FINDINGS/CASE FOLLOW-UP:

On October 7, 2021, Special Magistrate Ross found the owner in violation and provided 10 days to comply or be fined \$100.00 daily.

- December 5, 2021 - Fines started due to non-compliance
- March 17, 2022 - Order Assessing Fine and Imposing Lien issued
- September 25, 2023 - Affidavit of Compliance issued. Fines stopped.

INSPECTIONS: 7

6/16/2021	07/05/2021	10/13/2021	03/15/2022
01/17/2022	07/11/2022	09/25/2023	

TOTAL FINE PENDING: \$64,930.00

REDUCTION CRITERIA:

Seriousness of the violation:	Minor/Moderate: Outside storage
Any actions taken by the violator to correct the violation:	Outside storage was removed.
Length of time to come into compliance	27 months (2+ years)

Number of times the violator was previously found in violation:	Multiple
Number of violation notices the violator has received in the past:	Multiple
Extenuating factors preventing compliance	None
Pending violations on other properties owned by the violator:	Multiple

RECOMMENDATION:

Based on a review of the file and information provided by the Requesting Party, staff does not find sufficient evidence to recommend a reduction below the authorized amount of \$10,000.00 (Zoned C-3).

Attachments

Property Card
Administration Costs
Reduction request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/09/2024

Started On: 01/05/2024 04:33 PM

Property Identification

Site Address: 409 CEDAR PL
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-705-0135-000-2
Jurisdiction: Fort Pierce

Use Type: 0800
Account #: 16032
Map ID: 24/10N
Zoning: General Co

Ownership

CEDAR PLACE LLC
10570 S US Highway 1 Ste 300
Port Saint Lucie, FL 34952

Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE BLK 16-K- LOTS 10 AND 12 (MAP 24/10C)

Current Values

Just/Market Value: \$47,000
Assessed Value: \$47,000
Exemptions: \$0
Taxable Value: \$47,000



Total Areas

Finished/Under Air (SF): 1,612
Gross Sketched Area (SF): 1,612
Land Size (acres): 0.23
Land Size (SF): 10,000

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](#)

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Administrative Cost Estimator

01/09/2024

Property Address: 409 Cedar Place (21-1330)

Date case originated: 6/21/2021

Date case complied: 9/25/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u>36</u>	\$18.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Insections	\$75.00	<u>7</u>	\$525.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estimated Cost: \$1,503.76



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NOV 7 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: 409 CEDAR PLACE FORT PIERCE 34950

Parcel ID #: 2403-765-0135-000-2

Property Owner: LEDAR PLACE LLC

Mailing Address: 10570 S US #1 SUITE 300 PORT ST LUCIE 34952

Telephone #: 407 765 5730 Cell Phone #: _____

E-Mail Address: CHESTERJR7@AOL.COM

Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, JACQUES CHESTER, 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:

THE PROPERTY HAS BEEN HEARD IN FRONT OF THE
SPECIAL MAGISTRATE AND WE HAVE ALREADY AGREED
TO PAY THE FEES IN THE PREVIOUS LIEN REDUCTION
HEARING. I AM ASKING THE CITY TO PLEASE NOT
FINE ME ANY FURTHER. I WOULD LIKE TO USE THE
FUNDS TO DEMOLISH THE PROPERTY TO CONTINUE MY
EFFORTS TO CLEAN UP THE NEIGHBORHOOD.

PLEASE INITIAL:



I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.



I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 15(B). I understand the requirements to be met and that I waive my right to a hearing before the Special Magistrate.



I am requesting that my application for lien reduction be considered, and a determination made by the Special Magistrate

Signature: 

Date: 11-7-23

FOR OFFICE USE ONLY:

RECEIVED DATE: 12/4/23

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

REDUCTION TYPE:

Code lien # 1 Nuisance abatement lien # _____ Demolition lien # _____

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____



RECEIVED

NOV 7 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:	11/7/2023		
Property address:	409 Cedar PL		
Owner(s) of record:	Cedar Place LLC		
Mailing address:	10570 S US #1 SUITE 300 FORT ST LUCIE 34952		
Property tax ID #:	2403-705-0135-000-2		
Original purchase date	8-6-23	Original purchase price:	\$30,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JACQUES CHESTER	Relationship to owner(s)	OWNER
Telephone #:	4077655730	E-Mail:	CHESTERJ27@AOL.COM
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) Case# 21-1330	\$ 64,900.00	\$ <u>0</u>
Recording Fees	\$ 30.00	\$ <u>0</u>
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ <u>0</u>
Administrative Fees	\$ _____	\$ <u>0</u>
Interest	\$ _____	\$ <u>0</u>
Penalties	\$ _____	\$ <u>0</u>
TOTAL AMOUNT	\$ 64,930.00	\$ <u>0</u>


11-7-23
JACQUES CHESTER
 Signature of Owner or Representative Date Printed Name

Sunbelt Title Agency
Prepared by and Return to:

Resa Ghent
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1740523-06735

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 7th day of August, 2023 by CEPHUS W. CRUICKSHANK a/k/a CEPHUS CRUICKSHANK, A Married Man, hereinafter called the Grantor, to CEDAR PLACE LLC, A Florida Limited Liability Company, whose post office address is: 10570 S. US Highway 1, Suite 300, Port St. Lucie, FL 34952, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in St. Lucie County, Florida, viz:

Lots 10 and 12, Block 16-K, ASSESSOR'S MAP OF NORTH PART OF FORT PIERCE, according to the plat thereof, recorded in Plat Book 1, Page 164, of the Public Records of St. Lucie County, Florida. (As to 409 Cedar Place)

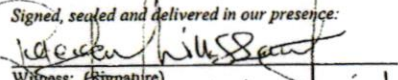
Parcel Identification Number: 2403-705-0135-000/2

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: NICOLE LOUSSANT

C.W. By C.W. Jr.
CEPHUS W. CRUICKSHANK by CEPHUS
CRUICKSHANK, his Attorney-in-Fact
2312 N. 44th Street
Fort Pierce, FL 34946


Witness: (Signature)
Print Name: RESA GHENT

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2023, by CEPHUS CRUICKSHANK, who: is personally known to me or produced FL DL as identification.


NOTARY PUBLIC (signature)
Print Name: Resa Ghent
My Commission Expires:
Stamp/Seal:



RESA GHENT
Commission # HH 002088
Expires July 22, 2024
Bonded thru Budget Notary Services

Special Magistrate Hearing

10. A.

Meeting Date: 01/10/2024

Re: Case #23-1870 - 1404 Juanita Avenue

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
1st Hearing:	October 4, 2023	Special Magistrate continued to December 6, 2023	
2nd Hearing:	December 6, 2023	Special Magistrate continued to January 10, 2024	

OWNER:

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

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: Peggy Arraiz
Final Approval Date: 01/08/2024

Started On: 01/08/2024 04:27 PM