

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 21, 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. 23-2828 CE 1505 Yosemite Ct Hortencia E Mendoza Charmaine
Hernandez Kirkland
Noe Hernandez
Villavicencio

2.	23-1975 PK	South Causeway Park	David Bohorquez Ortega	Michael Rabenecker
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3. 23-3004 CE 1601 N 17th ST Norace Mirth Sibanda Charmaine
Kirkland

4.	23- 2833CE	725 S US Highway 1	LEASEFLORIDA FT PIERCE LLC	Heather Debevec
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5.	23-2650 CE	720 S US Highway 1	DKP PROPERTIES LLC	Heather Debevec
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6.	23-2014 PK	Jaycee Park	Leroy Watkins	Michael Rabenecker
7.	23-2022 PK	Jaycee Park	Deborah Harless	Michael Rabenecker
8.	23-2857 CE	2040 S US Highway 1	DONUT CIRCUS LLC	Heather Debevec
9.	23-2995 CE	309 Granada Street	LORI BELLA	Heather Debevec
10.	23-3065 CE	303 N 18th Street Lot 135	Angelica Loayza	Charmaine Kirkland
11.	23-3130 CE	803 Avenue M	JCQ QUALITY CONSTRUCTION CORP	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	23-1554 PK	South Causeway Park	Luis D Duenas	Isaac Saucedo
B.	23-1956 PK	1600 Blk Binney Drive	Ingrid Baker	Michael Rabenecker
C.	23-2020 PK	Jaycee Park	Shawna Pickard Kimberly Pruitt	Michael Rabenecker
D.	23-2018 PK	Jaycee Park	Wyman Burns, JR	Michael Rabenecker
E.	23-2013 PK	Jaycee Park	Joseph Lammers, IV	Michael Rabenecker

F.	23-2043 PK	Jaycee Park	Nathaniel Bailey Helen McDonald	Michael Rabenecker
G.	23-2042 PK	Jaycee Park	Terrence Cooper	Michael Rabenecker
H.	23-2049 PK	South Causeway Park	Linda Ross Leslie Ross-Luc	Michael Rabenecker
I.	23-1967 PK	100 Blk North Indian River Drive	Darren Sands	Michael Rabenecker
J.	23-2038 PK	Jaycee Park	Christopher Reagle	Michael Rabenecker
K.	23-2037 PK	Jaycee Park	James Hartman	Michael Rabenecker
L.	23-2136 PK	Jaycee Park	Katelyn Schaeffer	Michael Rabenecker

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-3125 CE	3014-3018 Orange Avenue	Pagona E Panagiote	Charmaine Kirkland
B.	23-3028 CE	2108 Okeechobee Rd	Luis A Valdivia (LF EST)	Charmaine Kirkland
C.	23-3002 CE	1912 Avenue E	Christina Fortunato	Charmaine Kirkland
D.	23-2762 CE	205 Garden Avenue	NATALIA RAMIREZ MARTIN	Heather Debevec

E.	23-2856 CE	2050 S US Highway 1	DXJXM LLC	Heather Debevec
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F.	23-2813 CE	217 Avenue A	BEACH BOWLS FORT PIERCE LLC	Heather Debevec
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G.	23-3035 CE	3110 S US Highway 1	ARMENTO FAMILY LLC	Heather Debevec
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H.	23-3086 CE	4513 S US Highway 1	ST LUCIE AUTOMOTIVE PROPERTIES LLC	Heather Debevec
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I.	23-2876 CE	1004 Seaway Drive	1004-1010 SEAWAY DREAM TEAM LLC	Heather Debevec
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J.	23- 2874CE	1010 Seaway Drive	1004 -1010 SEAWAY DREAM TEAM LLC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	23-1531 STR	2400 S Ocean Dr V712	Robert L Miles (TR)	Peggy Arraiz
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

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

Special Magistrate Hearing

3. B. 1.

Meeting Date: 02/21/2024

Re: Case #23-2828 - 1505 Yosemite Ct

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

Information

SUBJECT:

23-2828 CE 1505 Yosemite Ct

Hortencia E Mendoza
Hernandez
Noe Hernandez
Villavicencio

Charmaine
Kirkland

CASE INFORMATION:

Case Initiated: December 9, 2023

Type of Presentation:

PULLED BY
STAFF

OWNER:

OWNER:

Hortencia E Mendoza Hernandez
Noe Hernandez Villavicencio
1505 Yosemite Ct
Fort Pierce, FL 34982

VIOLATIONS:

- 1. *Section 123-37(12) – Landscape maintenance*
- 2. *IPMC 702.4 Emergency escape openings (covered windows)*
- 3. *Section 26-3 – Storage of commodities*

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.

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: 02/14/2024

Started On: 01/04/2024 12:27 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 02/21/2024

Re: Case# 23-1975 - South Causeway Park

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

Information

SUBJECT:

23-1975 PK	South Causeway Park	David Bohorquez Ortega	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 2, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: David Bohorquez Ortega	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19914PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

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: 02/14/2024

Started On: 01/13/2024 02:40 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 02/21/2024

Re: Case #23-3004 - 1601 N 17th Street

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

Information

SUBJECT:

23-3004 CE 1601 N 17th ST

Norace Mirth Sibanda

Charmaine
Kirkland

CASE INFORMATION:

Case Initiated: November 9, 2023

Type of Presentation: Regular

OWNER:

OWNER:

Norace Mirth Sibanda
308 S 8th Street
Ft Pierce, FL 34950

VIOLATIONS:

1. *Section 123-37(12) – Landscape maintenance*
2. *IPMC 304.2 Protective treatment.*
3. *IPMC 304.13 Window, skylight, and door frames.*

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 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: 02/15/2024

Started On: 01/04/2024 12:01 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 02/21/2024

Re: Case# 23-2833 - 725 S US Highway 1

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

Information

SUBJECT:

23- 2833CE	725 S US Highway 1	LEASEFLORIDA FT PIERCE LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: LEASEFLORIDA FT PIERCE LLC 5901 NW 151ST ST STE 126 MIAMI LAKES, FL 33014	REGISTERED AGENT: WN LAW GROUP 143 BALFOUR DRIVE BAL HARBOR ISLAND, FL 33154
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VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to restripe the parking lot.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/15/2024

Started On: 12/13/2023 01:32 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 02/21/2024

Re: Case # 23-2650 - 720 S US Highway 1

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

Information

SUBJECT:

23-2650 CE	720 S US Highway 1	DKP PROPERTIES LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 6, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: DKP PROPERTIES LLC 720 S US HIGHWAY 1 FT PIERCE, FL 34950	REGISTERED AGENT: DEEPAK PATEL 1151 SAN MICHELE WAY PALM BEACH GARDENS, FL 33418
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VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to paint the north facing walls where paint is peeling.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/15/2024

Started On: 12/13/2023 08:58 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 02/21/2024

Re: Case# 23-2014 - Jaycee Park

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

Information

SUBJECT:

23-2014 PK	Jaycee Park	Leroy Watkins	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 1, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Leroy Watkins	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19907PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 02/15/2024

Started On: 01/13/2024 02:12 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 02/21/2024

Re: Case# 23-2022 - Jaycee Park

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

Information

SUBJECT:

23-2022 PK	Jaycee Park	Deborah Harless	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 1, 2023	Type of Presentation:	DISMISSED	
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OWNER:

OWNER: Deborah Harless	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19901PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

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: 02/15/2024

Started On: 01/13/2024 01:52 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 02/21/2024

Re: Case # 23-2857 - 2040 S US Highway 1

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

Information

SUBJECT:

23-2857 CE	2040 S US Highway 1	DONUT CIRCUS LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: DONUT CIRCUS LLC 2040 S US HIGHWAY 1 FT PIERCE, FL 34950	REGISTERED AGENT: SIDNEY SAO 609 S 9TH ST FT PIERCE, FL 34950
OTHER: DONUT CIRCUS LLC 1115 DOLMAN AVE FT PIERCE, FL 34950	

VIOLATIONS:

IPMC 304.7 Roofs and drainage.

IPMC 304.2 Protective treatment.

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 do the following:
 - Repair the rotting wood at the front of the porch awning.
 - Repair the rusting areas along both sides of the building where the metal and soffit meet.
 - Paint the wood where paint is peeling and fading at the front porch awning areas.
 - Clean and paint the soffits where it is discoloring.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Started By: Heather Debevec
Final Approval Date: 02/15/2024

Started On: 12/08/2023 04:48 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 02/21/2024

Re: Case # 23-2995 - 309 Granada Street

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

Information

SUBJECT:

23-2995 CE	309 Granada Street	LORI BELLA	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 17, 2023	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: LORI BELLA 309 GRANADA ST FT PIERCE, FL 34949	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to paint the trim where it is peeling and bare wood is showing through and pressure wash the driveway / walkways and the north side of the garage where it is discoloring.
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: 12/20/2023 09:01 AM

Final Approval Date: 02/15/2024

Special Magistrate Hearing

3. B. 10.

Meeting Date: 02/21/2024

Re: Case #23-3065 - 303 N 18th Street Lot 135

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

Information

SUBJECT:

23-3065 CE 303 N 18th Street Lot 135 Angelica Loayza

Charmaine
Kirkland

CASE INFORMATION:

Case Initiated: December 5, 2023 Type of Presentation: CONTINUED

OWNER:

OWNER:

Angelica Loayza
303 N 18th Street Lot 135
Fort Pierce, FL 34950

VIOLATIONS:

- 1. *Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions*
- 2. *Section 125-322(b)(3) – Fence finish*

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 comply.

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: 02/15/2024

Started On: 01/04/2024 04:39 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 02/21/2024

Re: Case # 23-3130 - 803 Avenue M

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

Information

SUBJECT:

23-3130 CE	803 Avenue M	JCQ QUALITY CONSTRUCTION CORP	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 15, 2023	Type of Presentation:	PULLED BY STAFF	
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OWNER:

OWNER: JCQ QUALITY CONSTRUCTION CORP 1680 NE 191ST ST MIAMI BEACH, FL 33179	REGISTERED AGENT: VASCONEZ RAFAEL 1735 NE 157 TERR MIAMI, FL 33162
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VIOLATIONS:

IPMC 304.3 Address identification.

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 house numbers to be visible from the street.
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: 02/14/2024

Started On: 01/04/2024 05:16 PM

Special Magistrate Hearing

4. A.

Meeting Date: 02/21/2024

Re: Case# 23-1554 - South Causeway Park

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

Information

SUBJECT:

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

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

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: 01/31/2024

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

Special Magistrate Hearing

4. B.

Meeting Date: 02/21/2024

Re: Case# 23-1956-1600 Blk Binney Drive

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

Information

SUBJECT:

23-1956 PK	1600 Blk Binney Drive	Ingrid Baker	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 17, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Ingrid Baker	PARKING VIOLATION: Parked in the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19466PK	34-31(L) Parking in the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/16/2024

Started On: 12/17/2023 02:17 PM

Special Magistrate Hearing

4. C.

Meeting Date: 02/21/2024

Re: Case# 23-2020-Jaycee Park

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

Information

SUBJECT:

23-2020 PK	Jaycee Park	Shawna Pickard Kimberly Pruitt	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 1, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Shawna Pickard Kimberly Pruitt	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19902PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 01:58 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. D.

Meeting Date: 02/21/2024

Re: Case# 23-2018-Jaycee Park

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

Information

SUBJECT:

23-2018 PK	Jaycee Park	Wyman Burns, JR	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 1, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Wyman Burns, JR	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19904PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 02:04 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. E.

Meeting Date: 02/21/2024

Re: Case# 23-2013-Jaycee Park

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

Information

SUBJECT:

23-2013 PK	Jaycee Park	Joseph Lammers, IV	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 1, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Joseph Lammers, IV	PARKING VIOLATION: Restricted Parking: Boat Trailer Parking Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19909PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 02:18 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. F.

Meeting Date: 02/21/2024

Re: Case# 23-2043-Jaycee Park

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

Information

SUBJECT:

23-2043 PK	Jaycee Park	Nathaniel Bailey Helen McDonald	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Nathaniel Bailey Helen McDonald	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19921PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 02:25 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. G.

Meeting Date: 02/21/2024

Re: Case# 23-2042-Jaycee Park

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

Information

SUBJECT:

23-2042 PK	Jaycee Park	Terrence Cooper	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Terrence Cooper	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19922PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 02:33 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. H.

Meeting Date: 02/21/2024

Re: Case# 23-2049-South Causeway Park

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

Information

SUBJECT:

23-2049 PK	South Causeway Park	Linda Ross Leslie Ross-Luc	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Linda Ross Leslie Ross-Luc	PARKING VIOLATION: Parking Prohibited at All Times
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19919PK	34-31(E) Parking Prohibited at All Times	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 02:45 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. I.

Meeting Date: 02/21/2024

Re: Case# 23-1967-100 Blk North Indian River Drive

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

Information

SUBJECT:

23-1967 PK	100 Blk North Indian River Drive	Darren Sands	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 2, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Darren Sands	PARKING VIOLATION: Parking on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19911PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

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: 02/14/2024

Started On: 01/13/2024 02:52 PM

Special Magistrate Hearing

4. J.

Meeting Date: 02/21/2024

Re: Case# 23-2038-Jaycee Park

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

Information

SUBJECT:

23-2038 PK	Jaycee Park	Christopher Reagle	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 9, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Christopher Reagle	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19936PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 03:02 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. K.

Meeting Date: 02/21/2024

Re: Case# 23-2037-Jaycee Park

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

Information

SUBJECT:

23-2037 PK	Jaycee Park	James Hartman	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 9, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: James Hartman	PARKING VIOLATION: Restricted Parking: Boat Trailers Only
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19937PK	34-31(C) Restricted Parking: Boat Trailers Only	\$50.00	\$10.00	\$18.00	\$78.00

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: 01/13/2024 03:08 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

4. L.

Meeting Date: 02/21/2024

Re: Case# 23-2136-Jaycee Park

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

Information

SUBJECT:

23-2136 PK	Jaycee Park	Katelyn Schaeffer	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 15, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Katelyn Schaeffer	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19948PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

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: 02/14/2024

Started On: 01/13/2024 03:15 PM

Special Magistrate Hearing

5. A.

Meeting Date: 02/21/2024

Re: Case #23-3125 - 3014-3018 Orange Avenue

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

Information

SUBJECT:

23-3125 CE	3014-3018 Orange Avenue	Pagona E Panagiote	Charmaine Kirkland
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CASE INFORMATION:

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

OWNER: Pagona E Panagiote PO BOX 610991 San Jose, CA 95161	
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VIOLATIONS:

1. Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles

RECOMMENDATION:

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

1. The violator(s) be given 10 days to remove the trailer and any other non-operative vehicles.
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: 02/14/2024

Started On: 01/04/2024 10:21 AM

Special Magistrate Hearing

5. B.

Meeting Date: 02/21/2024

Re: Case #23-3028 - 2108 Okeechobee Rd

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

Information

SUBJECT:

23-3028 CE	2108 Okeechobee Rd	Luis A Valdivia (LF EST)	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	November 28, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: Luis A Valdivia (LF EST) 2108 Okeechobee Rd Ft Pierce, FL 34950	
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VIOLATIONS:

1. IPMC 302.7 Accessory structures.
2. IPMC 304.6 Exterior walls.
3. IPMC 304.7 Roofs and drainage.
4. IPMC 702.4 Emergency escape openings (covered windows)
5. Section 30-28(c) – Responsibility for containers
6. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
7. Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
8. Section 123-37(12) – Landscape maintenance
9. Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

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 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: 02/14/2024

Started On: 01/04/2024 11:24 AM

Special Magistrate Hearing

5. C.

Meeting Date: 02/21/2024

Re: Case #23-3002 - 1912 Avenue E

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

Information

SUBJECT:

23-3002 CE	1912 Avenue E	Christina Fortunato	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	November 14, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: Christina Fortunato 1731 Seaway Dr Fort Pierce, FL 34949	
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VIOLATIONS:

1. IPMC 304.2 Protective treatment.
2. Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
3. Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

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
 1. Pressure wash and/or paint the structure.
 2. Remove all outside storage.
 3. Refrain from parking on the grass.
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: 02/14/2024

Started On: 01/04/2024 11:49 AM

Special Magistrate Hearing

5. D.

Meeting Date: 02/21/2024

Re: Case # 23-2762 - 205 Garden Avenue

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

Information

SUBJECT:

23-2762 CE	205 Garden Avenue	NATALIA RAMIREZ MARTIN	Heather Debevec
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CASE INFORMATION:

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

OWNER: NATALIA RAMIREZ MARTIN 205 GARDEN AVE FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

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 pressure wash and paint 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: 02/14/2024

Started On: 12/08/2023 03:09 PM

Special Magistrate Hearing

5. E.

Meeting Date: 02/21/2024

Re: Case # 23-2856 - 2050 S US Highway 1

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

Information

SUBJECT:

23-2856 CE	2050 S US Highway 1	DXJXM LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 21, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: DXJXM LLC 12301 SW 69TH CT MIAMI, FL 33156	REGISTERED AGENT: R. ERIC THYRRE 12301 SW 69CT PINECREST, FL 33156
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VIOLATIONS:

Sec. 24-19 - Maintenance of nuisance on property prohibited / Section 24-21 (5)– Nuisance as an object
 Section 103-341 – Vacant buildings
 Section 117-3(b) – Removal of signs
 IPMC 302.3 Sidewalks and driveways.

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 all trash and debris from the property.
 - Secure the doors to the dumpster area.
 - Place blank or opaque pieces over the missing sign areas around the property.
 - Repair the curbing on the south side of the building parking area.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/14/2024

Started On: 12/08/2023 04:19 PM

Special Magistrate Hearing

5. F.

Meeting Date: 02/21/2024

Re: Case # 23-2813 - 217 Avenue A

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

Information

SUBJECT:

23-2813 CE	217 Avenue A	BEACH BOWLS FORT PIERCE LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 21, 2023	Type of Presentation:	Regular	
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OWNER:

VIOLATOR: BEACH BOWLS FORT PIERCE LLC 217 AVENUE A FT PIERCE, FL 34950	REGISTERED AGENT: MICHAEL J CROKE 217 AVE A FT PIERCE, FL 34950
OWNER: JAMES HATFIELD PO BOX 1506 FT PIERCE, FL 34954	

VIOLATIONS:

Section 22-302 – Sidewalk Café- Permit Required

RECOMMENDATION:

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

1. The violator(s) be given 30 days to obtain a sidewalk cafe permit through the City Clerk's Office.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/14/2024

Started On: 12/15/2023 10:07 AM

Special Magistrate Hearing

5. G.

Meeting Date: 02/21/2024

Re: Case # 23-3035 - 3110 S US Highway 1

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

Information

SUBJECT:

23-3035 CE	3110 S US Highway 1	ARMENTO FAMILY LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 30, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: ARMENTO FAMILY LLC 1201 OAKFIELD DR STE 109 BRANDON, FL 33511	REGISTERED AGENT: WILLIAM D MCKNIGHT 1201 OAKFIELD DRIVE, STE 109 BRANDON, FL 33511
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VIOLATIONS:

IPMC 304.3 Address identification.

Sec. 24-19 - Maintenance of nuisance on property prohibited / Section 24-21 – Nuisance as an object

Section 123-37(12) – Landscape maintenance

IPMC 302.3 Sidewalks and driveways.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 1. Place address numbers to comply with code.
 2. Obtain a permit and comply with all permit conditions to repair the pothole.
 3. Remove loose items from around the property.
 4. Replace dead bushes with live ones.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 01/05/2024 05:35 PM

Final Approval Date: 02/14/2024

Special Magistrate Hearing

5. H.

Meeting Date: 02/21/2024

Re: Case # 23-3086 - 4513 S US Highway 1

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

Information

SUBJECT:

23-3086 CE	4513 S US Highway 1	ST LUCIE AUTOMOTIVE PROPERTIES LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: ST LUCIE AUTOMOTIVE PROPERTIES LLC 11 SUNSET DR 106 SARASOTA, FL 34236	REGISTERED AGENT: DAVE MEMON 4501 S US HIGHWAY 1 FT PIERCE, FL 34982
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
 Section 123-37(12) – Landscape maintenance
 IPMC 304.1 Exterior structure – General.
 IPMC 304.7 Roofs and drainage.

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 trim bushes.
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: 02/14/2024

Started On: 01/05/2024 04:40 PM

Special Magistrate Hearing

5. I.

Meeting Date: 02/21/2024

Re: Case # 23-2876 - 1004 Seaway Drive

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

Information

SUBJECT:

23-2876 CE	1004 Seaway Drive	1004-1010 SEAWAY DREAM TEAM LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: 1004-1010 SEAWAY DREAM TEAM LLC 800 BRICKELL AVE STE 320 MIAMI, FL 33131	REGISTERED AGENT: KRINZMAN HUSS LUBETSKY FELDMAN & HOTTE 110 S.E. 6TH STREET SUITE 1430 FT LAUDERDALE, FL 33301
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VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to paint the trim where the paint is peeling away and discoloring.
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: 02/14/2024

Started On: 12/07/2023 07:27 AM

Special Magistrate Hearing

5. J.

Meeting Date: 02/21/2024

Re: Case # 23-2874 - 1010 Seaway Drive

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

Information

SUBJECT:

23- 2874CE	1010 Seaway Drive	1004 -1010 SEAWAY DREAM TEAM LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: 1004 -1010 SEAWAY DREAM TEAM LLC 800 BRICKELL AVE STE 320 MIAMI, FL 33131	REGISTERED AGENT: KRINZMAN HUSS LUBETSKY FELDMAN & HOTTE 110 S.E. 6TH STREET SUITE 1430 FT LAUDERDALE, FL 33301
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VIOLATIONS:

- IPMC 302.7 Accessory structures.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.13 Window, skylight, and door frames.
- IPMC 304.2 Protective treatment.

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 do the following:
 - Replace the missing metal piece on the east side of the awning.
 - Remove or replace the wood enclosure around the dumpster.
 - Repair or replace all rotting wood.
 - Repair or replace the door facing west next to the garage door.
 - Paint the sign, lights, sidewalk and building where peeling, faded or rusting.
2. Failure to comply will result in a fine of 100.00 per day being assessed.

Form Review

Final Approval Date: 02/14/2024

Special Magistrate Hearing
Meeting Date: 02/21/2024

6. A.

Information

SUBJECT:

23-1531 STR	2400 S Ocean Dr V712	Robert L Miles (TR)	Peggy Arraiz
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CASE INFORMATION:

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

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

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

FINDINGS/ORDER:

On October 11, 2023, Special Magistrate Ross found the owner in violation and ordered 30 days to pay a fine of \$4,500.00 and remove all advertisements for Short Term/ Vacation rentals until the Short Term/ Vacation rental registration and Business Tax Receipt are obtained, or a daily fine of \$250.00 would start, and all utilities would be suspended.

ACTION DATES:

October 20, 2023 - Fines started due to non-compliance
December 05, 2023 - Affidavit of Compliance issued, fines stopped
December 18, 2023 - Request for Massey hearing received

Balance \$11,530.00

RECOMMENDATION:

Staff recommends the Special Magistrate:

1. Uphold the fine of \$4,500.00 as required in the Order Determining Violation dated October 11, 2023.
 2. Reduce the fine of \$11,530.00 to \$5,000.00.
-

Attachments

Property Card
Administration costs
Massey Criteria
Request
Documents prov
Documents provided

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/06/2024

Started On: 02/06/2024 11:19 AM

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

Property Identification

Site Address: 2400 S OCEAN DR 712 Map ID: 25/07S Parcel ID: 2507-704-0018-000-2 Zoning: HI Medium Account #: 34109 Use Type: 0400 Sec/Town/Range: 07/35S/41E Jurisdiction: Fort Pierce

Ownership

Robert L Miles (TR)
2750 SE Ocean Blvd #120 South
Stuart, FL 34996

Legal Description

OCEAN VILLAS II UNIT 712 AND PRO-RATA SHARE IN COMMON ELEMENTS

Current Values

Just/Market: \$237,400 Assessed: \$152,339
Exemptions: \$0 Taxable: \$152,339

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$237,400	\$152,339	\$0	\$152,339
2022	\$185,900	\$138,490	\$0	\$138,490
2021	\$125,900	\$125,900	\$0	\$125,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-19-2020	4435 / 2791	0001	WD	Fredeking Barbara A	\$155,000
06-19-2020	4435 / 2791	0001	WD	Fredeking Dale R	\$155,000
06-15-2020	4467 / 0544	0111	QC	Miles Robert L	\$100

Primary Building Information

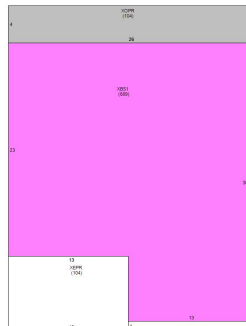
Finished Area of this building: 689 SF
Gross Sketched Area: 897 SF

Exterior Data

View: Year Built: 1977 Primary Wall: CB Stucco Roof Cover: Frame: Story Height: 1 Story Roof Structure: Grade: X0VA No. Units: 1 Building Type: X106 Effective Year: 1977 Secondary Wall:

Interior Data

Bedrooms: 1 Full Baths: 0 Half Baths: 0 A/C %: 0% Heated %: 0% Sprinkled %: 0% Electric: Heat Type: Heat Fuel: Primary Int Wall: Avg Hgt/Floor: 0 Primary Floors:



Total Areas

Finished/Under Air (SF):
Gross Sketched Area (SF):
Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Condo EP Ex	1	104	2005

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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Administrative Cost Estimator

02/15/2024

Property Address: 2400 S Ocean Drive V-712 (23-1531)

Date case originated: 6/16/2023

Date case complied: 12/5/2023

Total time: #NAME? months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.53	<u>6</u>	\$3.18
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Certified Mail:	\$7.05	<u>1</u>	\$7.05
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Photographs (per page)	\$0.50	<u> </u>	\$0.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Follow up and Insections	\$75.00	<u>5</u>	\$375.00
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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> </u>	\$0.00
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Fee set by the City Commission

Total Estimated Cost: \$1,065.23



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

Case #: 23-00001531

Address: 2400 S
OCEAN DR V-712

Hearing Date: February 21,
2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

Obtained Short Term rental registration and Business Tax Receipt

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Katherine Calderon

From: Katherine Calderon
Sent: Wednesday, February 14, 2024 9:10 AM
To: Andrea Duenas
Cc: Peggy Arraiz; Janey Vanderhorst
Subject: FW: 23-1531-2400 S Ocean Dr v 712

From: Heather Debevec <hdebevec@cityoffortpierce.com>
Sent: Tuesday, December 19, 2023 8:59 AM
To: Pam Sullivan <pam@sullivansold.com>
Cc: Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: RE: 23-1531-2400 S Ocean Dr v 712

The order issued on October 4th was \$4,500.00 equal to one months rent payable in 30 days, it gave 48 hours for all ads to be removed which we add days for mailing. If not complied then \$250 a day and utilities to be cut. The affidavit for noncompliance was done on October 20th which is where fines were initiated. Please understand the notice of violation and the order were concerning the business tax receipt and the registration through the City of Fort Pierce, not the state with DBPR.

Heather

Heather Debevec | **Code Enforcement Officer** | **City of Fort Pierce**

Code Enforcement/Animal Control Department
Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950



From: Pam Sullivan <pam@sullivansold.com>
Sent: Tuesday, December 19, 2023 8:51 AM
To: Heather Debevec <hdebevec@cityoffortpierce.com>
Subject: Re: 23-1531-2400 S Ocean Dr v 712

You don't often get email from pam@sullivansold.com. [Learn why this is important](#)

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. .

I am trying then to understand why there is over \$11,000 in fines? I will go back through my emails and see what fines we were charged at the time.

I know we were a little behind getting this done because the mail was sent to my dad. He has macular degeneration and cannot read, so when I am out of town things are sometimes delayed. Since he was registered with DPR last year, we were unaware it needed to be done again.

What can now be done?

Sent from my iPhone

On Dec 19, 2023, at 7:39 AM, Heather Debevec <hdebevec@cityoffortpierce.com> wrote:

Good Morning Ms. Sullivan,
The hearing date was October 4th, the issuance of the business tax receipt and registration shows November 3rd.
Thank You
Heather

Heather Debevec | Code Enforcement Officer | City of Fort Pierce

Code Enforcement/Animal Control Department
Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950

<image001.png>

From: Pam Sullivan <pam@sullivansold.com>
Sent: Monday, December 18, 2023 11:57 AM
To: Heather Debevec <hdebevec@cityoffortpierce.com>
Subject: Re: 23-1531-2400 S Ocean Dr v 712

You don't often get email from pam@sullivansold.com. [Learn why this is important](#)

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. .

I spoke to Katherine who stated that the fines are \$11,520. She stated even though we got everything straightened out back in September, the property still went to hearing.
I will be back in my office on Wednesday and will send her all of my emails and documentation that this was all taken care of.
Please help me out on this. Thank you

Sent from my iPhone

On Dec 6, 2023, at 7:25 AM, Heather Debevec <hdebevec@cityoffortpierce.com> wrote:

Good Morning Pam,
You can call 772-467-3720 Katherine can assist you with that information and how to pay.
Thank You
Heather Debevec

Heather Debevec | Code Enforcement Officer | City of Fort Pierce

Code Enforcement/Animal Control Department
Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950

<image001.png>

From: Pam Sullivan <pam@sullivansold.com>
Sent: Tuesday, December 5, 2023 6:16 PM
To: Heather Debevec <hdebevec@cityoffortpiercer.com>
Subject: Re: 23-1531-2400 S Ocean Dr v 712

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I will call you tomorrow. Where are the fines? And how do I pay them. I thought I had gotten everything wrapped up in October.

Sent from my iPhone

On Dec 5, 2023, at 5:08 PM, Heather Debevec <hdebevec@cityoffortpiercer.com> wrote:

Good Afternoon Ms. Pam,
I hope this finds you well. There were two notices sent out yesterday concerning the above property and case number. Please disregard the notice about the utilities being disconnected as you did obtain the business tax receipt and register the short term rental. Please be aware that there is still fines due associated with this case that need to be addressed.
Thank You
Heather Debevec

Heather Debevec | Code Enforcement Officer | City of Fort Pierce
Code Enforcement/Animal Control Department
Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950

<image001.png>

Katherine Calderon

From: Katherine Calderon
Sent: Wednesday, February 14, 2024 9:10 AM
To: Andrea Duenas
Cc: Peggy Arraiz; Janey Vanderhorst
Subject: FW: City of Fort Pierce STR/ VR Registration
Attachments: OV712.pdf; OV-712.pdf; OV-712 res .pdf; OV Perez- license.png

From: pam@sullivansold.com <pam@sullivansold.com>
Sent: Thursday, December 21, 2023 10:58 AM
To: Heather Debevec <hdebevec@cityoffortpierce.com>; Katherine Calderon <kcalderon@cityoffortpierce.com>
Subject: FW: City of Fort Pierce STR/ VR Registration

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*Here is the email that was sent in November, because she wanted the documents updated. Remember, these were originally sent on June 30.
I am disputing all of the fines and requesting a new date with the magistrate. None of these fines should be there and they are not our fault. I have consulted our Attorney and he will also now be involved.*

Make it a GREAT day!!!

Pam Sullivan
954-648-8891

From: pam@sullivansold.com <pam@sullivansold.com>
Sent: Thursday, November 2, 2023 10:27 AM
To: 'City Clerk' <cityclerk@cityoffortpierce.com>
Subject: RE: City of Fort Pierce STR/ VR Registration

I hope I have this all right now, thank you for your help

Make it a GREAT day!!!

Pam Sullivan
954-648-8891

From: City Clerk <cityclerk@cityoffortpierce.com>
Sent: Wednesday, November 1, 2023 3:37 PM
To: pam@sullivansold.com
Subject: Re: City of Fort Pierce STR/ VR Registration

The Registration application does not have the responsible persons information on it. The application also doesn't have a recent date on it.
The date on this application states July when I sent you this application today.

Kindest Regards,

Brittany Meredith | Certified Business Tax Official | Deputy City Clerk | City of Fort Pierce

FABTO Treasure Coast Chapter - Vice President

City Clerk's Office

Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

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



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

From: pam@sullivansold.com <pam@sullivansold.com>
Sent: Wednesday, November 1, 2023 12:55 PM
To: City Clerk <cityclerk@cityoffortpierce.com>
Subject: RE: City of Fort Pierce STR/ VR Registration

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Please advise that you now have everything that is needed.

Thank you

Make it a GREAT day!!!

Pam Sullivan
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Good Afternoon,
Please see the attached STR/ VR Registration application.

Kindest Regards,

Brittany Meredith | Certified Business Tax Official | Deputy City Clerk | City of Fort Pierce

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Step 4.



BUSINESS TAX RECEIPT APPLICATION

cityclerk@cityoffortpierce.com

CITY CLERK, 100 N US HWY 1 SUITE 301, FORT PIERCE, FL 34950

PH: 772-467-3065 FAX: 772-467-3841

Employer Identification (FEIN)		OR	<input checked="" type="checkbox"/> Social Security Number Required by F.S. 205.0635(6)	If using SSN, we will call for this info rather than email or fax please.	
<input type="checkbox"/> New Business	<input type="checkbox"/> Transfer of Ownership	<input type="checkbox"/> Address Change	<input type="checkbox"/> Name Change Control #	<input type="checkbox"/> Adding Services Control #	
<input type="checkbox"/> Commercial Location			<input type="checkbox"/> Residential Home Based Location		
Name of Business		ROBERT MILES			
Location Address		2400 SUCCAN DR # 712			
Parcel ID:					
Mailing Address (if different)		2750 SE OCEAN BLVD #1205, STUART, FL 34996			
Primary Telephone #		954-648-8891		All Telephone #	
Fax #				# of Employees	
Email Address		PAM @ SULLIVAN SOLD . COM			
Owner of Business		ROBERT MILES			
Owner's Home Address		2750 OCEAN BLVD #5120 STUART			
Nature of business/Type of Service		SHORT TERM RENTAL			
Retail Sales - Average Inventory Value				# Coin Operated Machines:	
Restaurants: # of Seals				Juke Box	
Fuel Stations: # of Nozzles				Soda/Snack	
				Amusement Machines	
				Video Games	
				Pool Tables	
				Other	
Classification:					
Required Attachments (All documents must be received at time of application; Incomplete applications will not be accepted)					
Corporate Registration/Florida Name Registration from SunBiz.org			Yes	No	N/A
All Applicable State License Documents			Yes	No	N/A
Zoning Review Approval			Yes	No	N/A
Building Review Approval			Yes	No	N/A
Supplemental Application Documentation and Evidence of Requirements (Type _____)			Yes	No	N/A
<ul style="list-style-type: none"> • Prior to signing a lease or purchasing a building, it is imperative that you contact the Planning & Zoning Department at 772-467-3729 to verify the zoning designation at the location you are considering. • All commercial business tax receipt applications require approval by planning and zoning of land use and zoning. • All new businesses that are commercially located will be required to obtain an "Occupancy Use Permit and Inspection" from the Building Department. • The business tax year is October 1 through September 30. • All business tax receipts must be renewed by September 30 of each year to avoid a penalty. • Businesses are required to obtain a St. Lucie County Health Department Hazardous Waste Screening. The telephone number is 772-873-4931. • Business tax receipts are pro-rated to half year fee beginning on April 1st. • All businesses that require a state license must present a current copy of that license when applying for the business tax and must present a copy in order to renew each year, per Florida Statute. • Certain exemptions are available under Florida statutes - please ask if you qualify. • Renewal notices are mailed to business owners on July 1 as a courtesy. If you do not receive your notice, you are responsible for renewing by September 30. • Businesses are required to obtain a St. Lucie County business tax receipt. The telephone number is 772-462-1650. • Businesses are required to obtain a St. Lucie County Fire Inspection. The telephone number is 772- 621-3322. 					
Fees Required					
Application Fee	15.00	I hereby certify that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in a privilege revocation of such. I understand that the issuance of a business tax receipt means I have paid the local business tax. It is my responsibility to verify that I am in compliance with all local and state requirements.			
Business Tax/Transfer					
Total					
FOR OFFICE USE ONLY			Signature of Applicant		
Control #	Amount Paid	Issue Date	Emp. Initials	6-29-2023	
License No.				Date	

SHORT TERM OR VACATION RENTAL UNIT REGISTRATION

CITY CLERK, 100 N US HWY 1, FORT PIERCE, FL 34950
 PH: 772-467-3065 * cityclerk@cityoffortpierce.com

Rental Unit Information:	
Parcel ID:	Minimum Number of Rental Days: <u>3</u>
Rental Address including unit number:	Rental Unit Name: (e.g. Mermaid's Hideaway)
Property Owner Information:	
Name of Owner	<u>ROBERT MILES</u>
Mailing/Billing Address:	<u>2750 SE OCEAN BLVD #1205, STUART, FL 34996</u>
Mailing/Billing Address (city, state, zip)	
Primary Telephone #	<u>954-648-8891</u> Alt. Telephone # <u>954-614-0877</u>
E-mail Address	<u>PAM@SULLIVAN.SOLDS.COM</u>
If applicant is a partnership or corporation, name of company:	
Business Mailing Address:	
Primary Telephone #	Alt. Telephone #
Email Address	
Responsible Person Information: <i>Responsible persons shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only, pursuant to Section 22-509 of the Fort Pierce Code of Ordinances. Responsible persons that are a licensed management company have no residency requirement.</i>	
Responsible Person (RP) or Management Company (MC)	<u>LISA PEREZ</u>
RP/MC Physical Address	<u>6906 BELLEAU AVE, FORT PIERCE 34951</u>
RP/MC Mailing Address (if different)	
Primary RP/MC Telephone #	<u>772-834-9305</u> Alt. RP/MC Telephone #
RP/MC Email Address: <u>PEREZ LISA 4274@BELL SOUTH.NET</u>	

Required Attachments and Calculations	
Copy of recent property record card from property appraiser showing ownership and square footage. www.paslc.org	Yes <input type="checkbox"/>
Current certification Sunbiz registration for corporate ownership, if applicable.	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
Maximum Occupancy Calculation: <i>Maximum occupancy shall be calculated as one person for every 200 square feet, under air-conditioned space as defined on the property record card of the rental unit if the building is being rented out in its entirety. If only a room (or rooms) is being rented, or the rental unit is also being concurrently occupied by the owner (or other), then the maximum occupancy shall be calculated as one person for every 150 gross square feet of the room (or rooms) being rented. For the purpose of this definition, a person shall mean any individual over the age of five (5) years.</i>	
Sq Ft under air: <u>689</u> (pursuant to property record card) divided by 200	Max Occupancy: <u>3</u>
Maximum Vehicles on site, with location sketch of onsite parking spaces. <i>The maximum allowed on-site parking for each rental single-family dwelling shall be based on the number of dedicated 9'6" x 19' spaces on the lot with appropriate surface material, Sec. 125-315, upon which the dwelling rental occupies.</i>	Max # Vehicles: <u>1</u>
Exterior site sketch, including parking spaces – Google Images or aerial photos are acceptable.	Yes <input type="checkbox"/>
Interior building sketch (including extinguishers, alarms, ingress/egress, etc.).	Yes <input type="checkbox"/>
St. Lucie County Tourist Development Tax Account Number:	Yes <input type="checkbox"/>
Florida Department of Business & Professional Regulation License (if applicable – rental periods under 30 days)	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
Fort Pierce Business Tax Receipt (if applicable – rental periods under 30 days)	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
Florida Department of Revenue Sales Tax ID Number: (Only if not renting exclusively through AirBNB or VRBO)	Yes <input type="checkbox"/> N/A <input type="checkbox"/>
City Staff will perform a search with Code Enforcement to confirm there are no pending proceedings or outstanding balances (please allow 3 to 5 business days – city will route with application)	

I hereby certify under penalties of perjury that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in the revocation of registration.


 Signature of Applicant

11-1-2023
 Date

APPROVED AS SUBMITTED:

 City Clerk's Office

 Date

Property Identification

Site Address: 2400 S OCEAN DR 712
 Sec/Town/Range: 07/35S/41E
 Parcel ID: 2507-704-0018-000-2
 Jurisdiction: Fort Pierce

Use Type: 0400
 Account #: 34109
 Map ID: 25/07S
 Zoning: HI Medium

Ownership

Robert L Miles (TR)
 2750 SE Ocean Blvd #120 South
 Stuart, FL 34996

Legal Description

OCEAN VILLAS II UNIT 712 AND PRO-RATA SHARE IN COMMON ELEMENTS

Current Values

Just/Market Value: \$237,400
 Assessed Value: \$152,339
 Exemptions: \$0
 Taxable Value: \$152,339



Total Areas

Finished/Under Air (SF):
 Gross Sketched Area (SF):
 Land Size (acres):
 Land Size (SF):

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.

Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	170
Sources/links:			

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 19, 2020	4435 / 2791	0001	WD	Fredeking Barbara A	\$155,000
Jun 19, 2020	4435 / 2791	0001	WD	Fredeking Dale R	\$155,000
Jun 15, 2020	4467 / 0544	0111	QC	Miles Robert L	\$100
Oct 16, 2015	3801 / 0223	0001	WD	Arena Luciano M	\$130,000
Aug 15, 2012	3433 / 1934	0112	SPWD	National City Bank	\$48,000
Jan 17, 2012	3356 / 0573	0112	CertTitle	Del Rio Cristian	\$100
Feb 13, 2007	2765 / 1816	XX01	QC	Del Rio Cristian	\$100
Mar 29, 2002	1512 / 0351	XX00	WD	Wood Danny D	\$76,900
Jun 27, 1992	0799 / 2383	XX00	WD	Slevin James V	\$50,000
May 1, 1979	0309 / 2427	XX00	CV		\$62,900
Aug 1, 1977	0274 / 0138	XX00	CV		\$37,900

Building Information (1 of 1)

Finished Area: 689 SF
 Gross Sketched Area: 897 SF
 Exterior Data

View:
 Building Type: X106
 Grade: XOVA
 Story Height: 1 Story

Roof Cover:
 Year Built: 1977
 Effective Year: 1977
 No. Units: 1

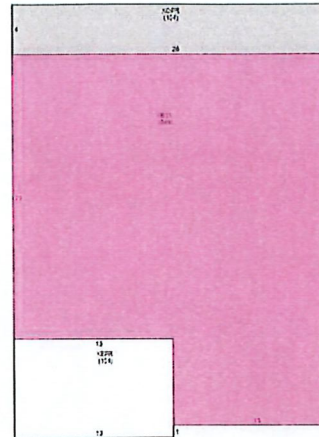
Roof Structure:
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 1
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
XBS1	Base Floor Living Area (Value Calculated)	689	689	112
XEPR	Enclosed Porch (Value Calculated)	104	0	42
XOPR	Open Porch (Value Calculated)	104	0	60

Special Features and Yard Items

Type	Qty	Units	Year Blt
Condo EP Ex	1	104	2005

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$237,400					
Land:	\$0					
Just/Market:	\$237,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$85,061					
Assessed:	\$152,339					
Exemption(s):	\$0					
Taxable:	\$152,339					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.6	Fort Pierce Stormwater Charge	\$41.40

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$237,400	\$152,339	\$0	\$152,339
2022	\$185,900	\$138,490	\$0	\$138,490
2021	\$125,900	\$125,900	\$0	\$125,900
2020	\$118,500	\$118,500	\$0	\$118,500

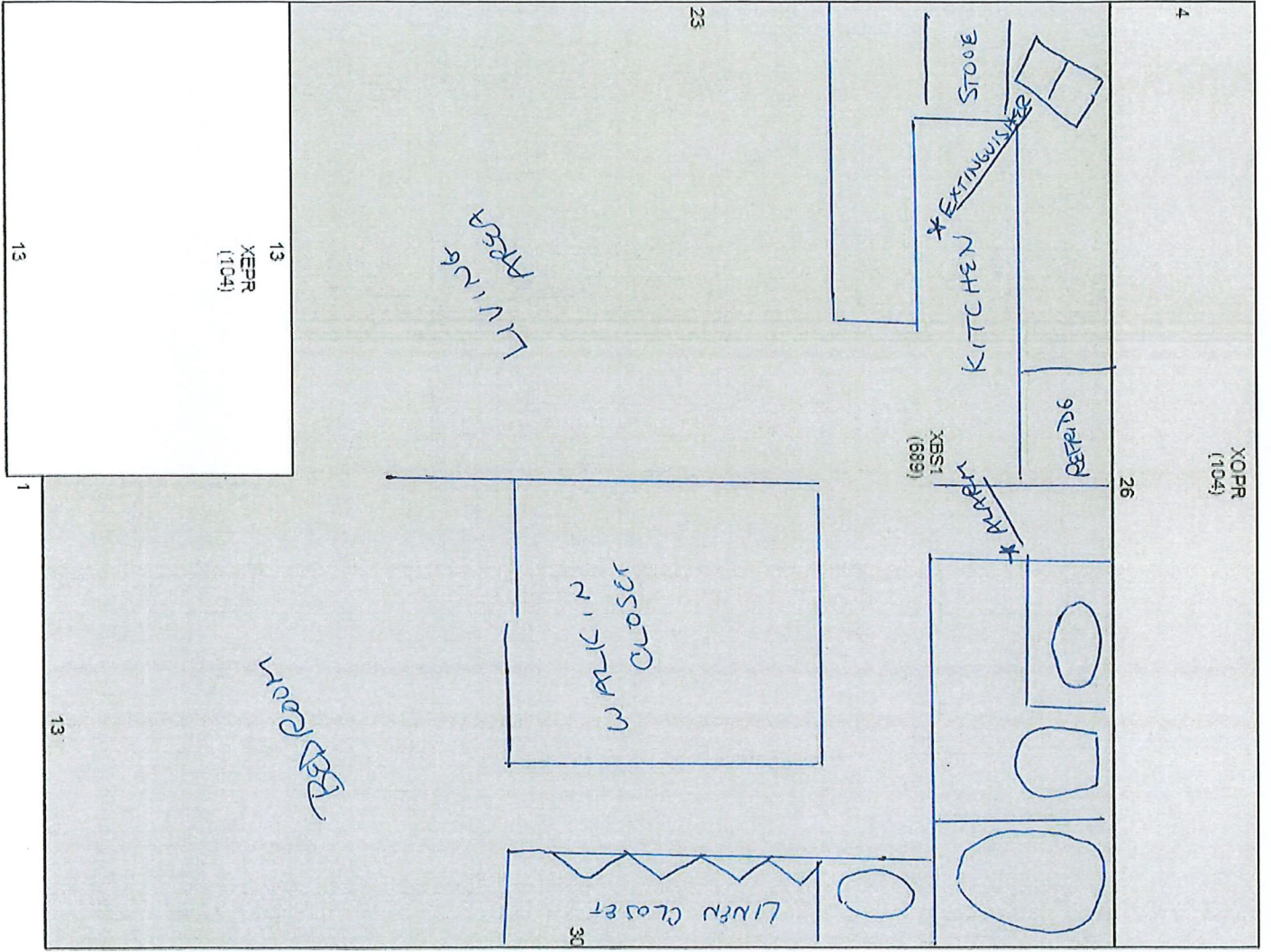
Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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212



RENTAL UNIT RESPONSIBLE PERSON REGISTRATION

Step 2 h.

CITY CLERK, 100 N US HWY 1, FORT PIERCE, FL 34950
PH: 772-467-3065 cityclerk@cityoffortpierce.com

Check one:	<input checked="" type="checkbox"/> Initial Registration	<input type="checkbox"/> Updated/Change Registration
Rental Unit Location Address (include Unit #)	2400 S Ocean Dr ^{Unit} 712 Fort Pierce, FL 34951	
Responsible Person (RP) or Management Company (MC)	Lisa Perez	
RP/MC Physical Address	6906 Belleair Ave Fort Pierce, FL 34951	
RP/MC Mailing Address (if different)	-	
Primary RP/MC Telephone #	772-834-9305	Alt. RP/MC Telephone #
RP/MC Email Address:	perezlisa4274@bellsouth.net	
<i>Alternate Responsible Person is not required, but may be helpful.</i>		
Alternate Responsible Person (ARP) if desired		
ARP Physical Address		
ARP Mailing Address (if different)		
ARP Telephone #		Alt ARP Telephone #
ARP Email Address:		

REQUIREMENTS:

Responsible person shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only, pursuant to Section 22-509 of the Fort Pierce Code of Ordinances.

I hereby certify under penalties of perjury that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in the revocation of registration.

Signature of Applicant

Date 6-29-2023

FLORIDA DRIVER'S LICENSE OR ID PRODUCED AND VERIFIED:

City Clerk's Office _____

Date _____



2020 - 2021

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #1 Receipt #1016131
Type of business 7299 MISC/PUBLIC SERVICE (House Expires SEPTEMBER 30, 2021
Watching)

DBA name Business Lisa Perez
Mailing address: Lisa Perez Business location: 110 U Vista Court
P O Box 1857 Fort Pierce, FL 34947
Fort Pierce, FL 34954

RENEWAL St Lucie County
Original tax: \$15.10
Penalty:
Collection cost:
Total: \$15.10 Paid 08/04/2020 15.10 0025-20200804-033199

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of \$1 to \$5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

This receipt is a Local Business Tax only. It does not permit the local business taxpayer to violate any existing regulatory or zoning laws of the state, county or city. It also does not exempt the local business taxpayer from any other taxes, licenses or permits that may be required by law.

Pursuant to Florida law, Local Business Taxes are subject to change.

Lisa Perez
P O Box 1857
Fort Pierce, FL 34954

Katherine Calderon

From: Katherine Calderon
Sent: Wednesday, February 14, 2024 9:10 AM
To: Andrea Duenas
Cc: Peggy Arraiz; Janey Vanderhorst
Subject: FW: City of Fort Pierce STR/ VR Registration
Attachments: OV712.pdf; OV-712.pdf; OV-712 res .pdf; OV Perez- license.png

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The date on this application states July when I sent you this application today.

Kindest Regards,

Brittany Meredith | Certified Business Tax Official | Deputy City Clerk | City of Fort Pierce

FABTO Treasure Coast Chapter - Vice President

City Clerk's Office

Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

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



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Cc: City Clerk <cityclerk@cityoffortpierce.com>
Subject: City of Fort Pierce STR/ VR Registration

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Please see the attached STR/ VR Registration application.

Kindest Regards,

Brittany Meredith | Certified Business Tax Official | Deputy City Clerk | City of Fort Pierce

FABTO Treasure Coast Chapter - Vice President

City Clerk's Office

Phone: 772.467.3065 Fax: 772.467.3841 100 North U.S. 1 Fort Pierce, FL 34950

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Step 4.



BUSINESS TAX RECEIPT APPLICATION

cityclerk@cityoffortpierce.com

CITY CLERK, 100 N US HWY 1 SUITE 301, FORT PIERCE, FL 34950

PH: 772-467-3065 FAX: 772-467-3841

Employer Identification (FEIN)		OR	<input checked="" type="checkbox"/> Social Security Number Required by F.S. 205.0635(6)	If using SSN, we will call for this info rather than email or fax please.	
<input type="checkbox"/> New Business	<input type="checkbox"/> Transfer of Ownership	<input type="checkbox"/> Address Change	<input type="checkbox"/> Name Change Control #	<input type="checkbox"/> Adding Services Control #	
<input type="checkbox"/> Commercial Location			<input type="checkbox"/> Residential Home Based Location		
Name of Business		ROBERT MILES			
Location Address		2400 SUCEAN DR # 712			
Parcel ID:					
Mailing Address (if different)		2750 SE OCEAN BLVD #1205, STUART, FL 34996			
Primary Telephone #		954-648-8891		All Telephone #	
Fax #				# of Employees	
Email Address		PAM @ SULLIVAN SOLD . COM			
Owner of Business		ROBERT MILES			
Owner's Home Address		2750 OCEAN BLVD #5120 STUART			
Nature of business/Type of Service		SHORT TERM RENTAL			
Retail Sales - Average Inventory Value		_____		# Coin Operated Machines:	
Restaurants: # of Seals		_____		Juke Box _____	
Fuel Stations: # of Nozzles		_____		Soda/Snack _____	
				Video Games _____	
				Pool Tables _____	
				Amusement Machines _____	
				Other _____	
Classification:					
Required Attachments (All documents must be received at time of application; Incomplete applications will not be accepted)					
Corporate Registration/Fictitious Name Registration from SunBiz.org			Yes	No	N/A
All Applicable State License Documents			Yes	No	N/A
Zoning Review Approval			Yes	No	N/A
Building Review Approval			Yes	No	N/A
Supplemental Application Documentation and Evidence of Requirements (Type _____)			Yes	No	N/A
<ul style="list-style-type: none"> • Prior to signing a lease or purchasing a building, it is imperative that you contact the Planning & Zoning Department at 772-467-3729 to verify the zoning designation at the location you are considering. • All commercial business tax receipt applications require approval by planning and zoning of land use and zoning. • All new businesses that are commercially located will be required to obtain an "Occupancy Use Permit and Inspection" from the Building Department. • The business tax year is October 1 through September 30. • All business tax receipts must be renewed by September 30 of each year to avoid a penalty. • Businesses are required to obtain a St. Lucie County Health Department Hazardous Waste Screening. The telephone number is 772-873-4931. • Business tax receipts are pro-rated to half year fee beginning on April 1st. • All businesses that require a state license must present a current copy of that license when applying for the business tax and must present a copy in order to renew each year, per Florida Statute. • Certain exemptions are available under Florida statutes - please ask if you qualify. • Renewal notices are mailed to business owners on July 1 as a courtesy. If you do not receive your notice, you are responsible for renewing by September 30. • Businesses are required to obtain a St. Lucie County business tax receipt. The telephone number is 772-462-1650. • Businesses are required to obtain a St. Lucie County Fire Inspection. The telephone number is 772- 621-3322. 					
Fees Required					
Application Fee	15.00	I hereby certify that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in a privilege revocation of such. I understand that the issuance of a business tax receipt means I have paid the local business tax. It is my responsibility to verify that I am in compliance with all local and state requirements.			
Business Tax/Transfer					
Total					
FOR OFFICE USE ONLY			Signature of Applicant		
Control #	Amount Paid	Issue Date	Emp. Initials	6-29-2023	
License No.				Date	

SHORT TERM OR VACATION RENTAL UNIT REGISTRATION

CITY CLERK, 100 N US HWY 1, FORT PIERCE, FL 34950
PH: 772-467-3065 * cityclerk@cityoffortpierce.com

Rental Unit Information:			
Parcel ID:	Minimum Number of Rental Days: <u>3</u>		
Rental Address including unit number:	Rental Unit Name: (e.g. Mermaid's Hideaway)		
Property Owner Information:			
Name of Owner	ROBERT MILES		
Mailing/Billing Address:	2750 SE OCEAN BLVD #1205, STUART, FL 34996		
Mailing/Billing Address (city, state, zip)			
Primary Telephone #	Alt. Telephone #	954-648-8891 954-614-0877	
E-mail Address	PAN@SULLIVAN.SOLDS.COM		
If applicant is a partnership or corporation, name of company:			
Business Mailing Address:			
Primary Telephone #	Alt. Telephone #		
Email Address			
Responsible Person Information: Responsible persons shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only, pursuant to Section 22-509 of the Fort Pierce Code of Ordinances. Responsible persons that are a licensed management company have no residency requirement.			
Responsible Person (RP) or Management Company (MC)	LISA PEREZ		
RP/MC Physical Address	6906 BELLEAU AVE, FORT PIERCE 34951		
RP/MC Mailing Address (if different)			
Primary RP/MC Telephone #	Alt. RP/MC Telephone #		
RP/MC Email Address:	PEREZ LISA 4274@BELL SOUTH.NET		

Required Attachments and Calculations			
Copy of recent property record card from property appraiser showing ownership and square footage. www.paslc.org	Yes	<input type="checkbox"/>	
Current certification Sunbiz registration for corporate ownership, if applicable.	Yes	<input type="checkbox"/>	N/A
Maximum Occupancy Calculation: Maximum occupancy shall be calculated as one person for every 200 square feet, under air-conditioned space as defined on the property record card of the rental unit if the building is being rented out in its entirety. If only a room (or rooms) is being rented, or the rental unit is also being concurrently occupied by the owner (or other), then the maximum occupancy shall be calculated as one person for every 150 gross square feet of the room (or rooms) being rented. For the purpose of this definition, a person shall mean any individual over the age of five (5) years.			
Sq Ft under air: <u>689</u> (pursuant to property record card) divided by 200	Max Occupancy:	<u>3</u>	
Maximum Vehicles on site, with location sketch of onsite parking spaces. The maximum allowed on-site parking for each rental single-family dwelling shall be based on the number of dedicated 9'6" x 19' spaces on the lot with appropriate surface material, Sec. 125-315, upon which the dwelling rental occupies.	Max # Vehicles:	<u>1</u>	
Exterior site sketch, including parking spaces – Google Images or aerial photos are acceptable.	Yes	<input type="checkbox"/>	<input type="checkbox"/>
Interior building sketch (including extinguishers, alarms, ingress/egress, etc.).	Yes	<input type="checkbox"/>	<input type="checkbox"/>
St. Lucie County Tourist Development Tax Account Number: _____	Yes	<input type="checkbox"/>	<input type="checkbox"/>
Florida Department of Business & Professional Regulation License (if applicable – rental periods under 30 days)	Yes	<input type="checkbox"/>	N/A
Fort Pierce Business Tax Receipt (if applicable – rental periods under 30 days)	Yes	<input type="checkbox"/>	N/A
Florida Department of Revenue Sales Tax ID Number: _____ (Only if not renting exclusively through AirBNB or VRBO)	Yes	<input type="checkbox"/>	N/A
City Staff will perform a search with Code Enforcement to confirm there are no pending proceedings or outstanding balances (please allow 3 to 5 business days – city will route with application)			

I hereby certify under penalties of perjury that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in the revocation of registration.


Signature of Applicant

11-1-2023
Date

APPROVED AS SUBMITTED:

City Clerk's Office

Date

Property Identification

Site Address: 2400 S OCEAN DR 712
 Sec/Town/Range: 07/35S/41E
 Parcel ID: 2507-704-0018-000-2
 Jurisdiction: Fort Pierce

Use Type: 0400
 Account #: 34109
 Map ID: 25/07S
 Zoning: HI Medium

Ownership

Robert L Miles (TR)
 2750 SE Ocean Blvd #120 South
 Stuart, FL 34996

Legal Description

OCEAN VILLAS II UNIT 712 AND PRO-RATA SHARE IN COMMON ELEMENTS

Current Values

Just/Market Value: \$237,400
 Assessed Value: \$152,339
 Exemptions: \$0
 Taxable Value: \$152,339



Total Areas

Finished/Under Air (SF):
 Gross Sketched Area (SF):
 Land Size (acres):
 Land Size (SF):

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.

Building Design Wind

Speed

Occupancy Category	I	II	III
Speed	140	160	170
Sources/links:			

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 19, 2020	4435 / 2791	0001	WD	Fredeking Barbara A	\$155,000
Jun 19, 2020	4435 / 2791	0001	WD	Fredeking Dale R	\$155,000
Jun 15, 2020	4467 / 0544	0111	QC	Miles Robert L	\$100
Oct 16, 2015	3801 / 0223	0001	WD	Arena Luciano M	\$130,000
Aug 15, 2012	3433 / 1934	0112	SPWD	National City Bank	\$48,000
Jan 17, 2012	3356 / 0573	0112	CertTitle	Del Rio Cristian	\$100
Feb 13, 2007	2765 / 1816	XX01	QC	Del Rio Cristian	\$100
Mar 29, 2002	1512 / 0351	XX00	WD	Wood Danny D	\$76,900
Jun 27, 1992	0799 / 2383	XX00	WD	Slevin James V	\$50,000
May 1, 1979	0309 / 2427	XX00	CV		\$62,900
Aug 1, 1977	0274 / 0138	XX00	CV		\$37,900

Building Information (1 of 1)

Finished Area: 689 SF
 Gross Sketched Area: 897 SF
 Exterior Data

View:
 Building Type: X106
 Grade: XOVA
 Story Height: 1 Story

Roof Cover:
 Year Built: 1977
 Effective Year: 1977
 No. Units: 1

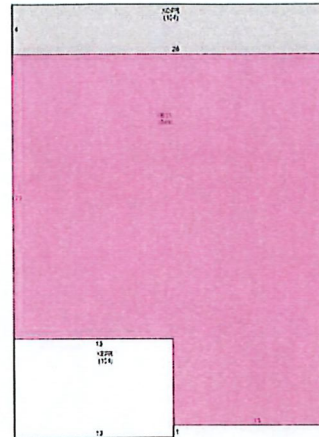
Roof Structure:
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Interior Data

Bedrooms: 1
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
XBS1	Base Floor Living Area (Value Calculated)	689	689	112
XEPR	Enclosed Porch (Value Calculated)	104	0	42
XOPR	Open Porch (Value Calculated)	104	0	60

Special Features and Yard Items

Type	Qty	Units	Year Blt
Condo EP Ex	1	104	2005

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$237,400					
Land:	\$0					
Just/Market:	\$237,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$85,061					
Assessed:	\$152,339					
Exemption(s):	\$0					
Taxable:	\$152,339					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.6	Fort Pierce Stormwater Charge	\$41.40

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$237,400	\$152,339	\$0	\$152,339
2022	\$185,900	\$138,490	\$0	\$138,490
2021	\$125,900	\$125,900	\$0	\$125,900
2020	\$118,500	\$118,500	\$0	\$118,500

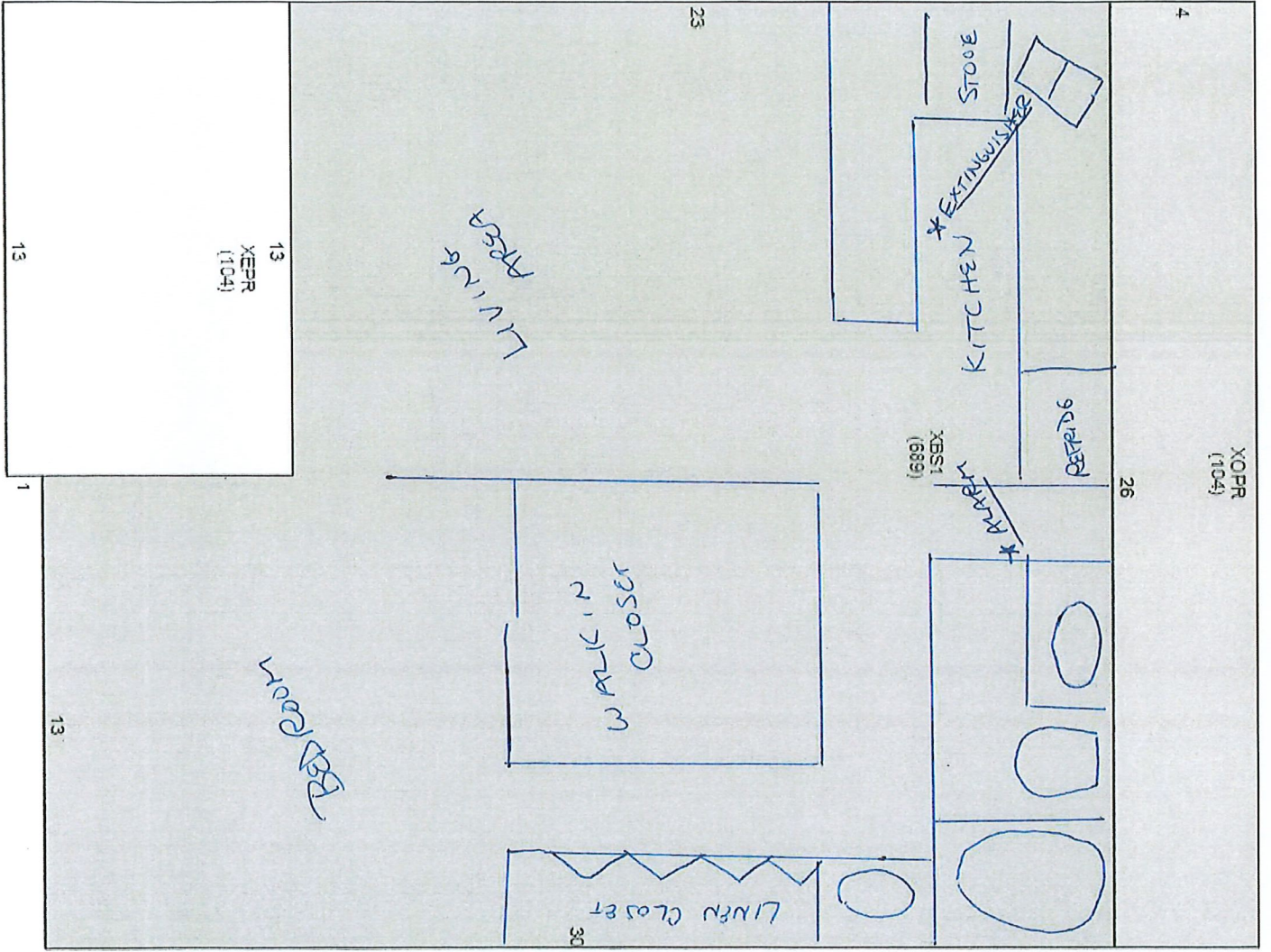
Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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RENTAL UNIT RESPONSIBLE PERSON REGISTRATION

Step 2 h.

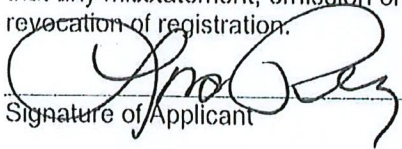
CITY CLERK, 100 N US HWY 1, FORT PIERCE, FL 34950
PH: 772-467-3065 cityclerk@cityoffortpierce.com

Check one:	<input checked="" type="checkbox"/> Initial Registration	<input type="checkbox"/> Updated/Change Registration
Rental Unit Location Address (include Unit #)	2400 S Ocean Dr ^{Unit} 712 Fort Pierce, FL 34951	
Responsible Person (RP) or Management Company (MC)	Lisa Perez	
RP/MC Physical Address	6906 Belleair Ave Fort Pierce, FL 34951	
RP/MC Mailing Address (if different)	-	
Primary RP/MC Telephone #	772-834-9305	Alt. RP/MC Telephone #
RP/MC Email Address:	perezlisa4274@bellsouth.net	
<i>Alternate Responsible Person is not required, but may be helpful.</i>		
Alternate Responsible Person (ARP) if desired		
ARP Physical Address		
ARP Mailing Address (if different)		
ARP Telephone #		Alt ARP Telephone #
ARP Email Address:		

REQUIREMENTS:

Responsible person shall officially reside in a dwelling unit located within St. Lucie County. Proof of residency shall be demonstrated to the city clerk's office in the form of a Florida Driver's License or Florida Identification Card only, pursuant to Section 22-509 of the Fort Pierce Code of Ordinances.

I hereby certify under penalties of perjury that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in the revocation of registration.

Signature of Applicant 

Date 6-29-2023

FLORIDA DRIVER'S LICENSE OR ID PRODUCED AND VERIFIED:

City Clerk's Office _____

Date _____



2020 - 2021

St. Lucie County Local Business Tax Receipt

Facilities or machines # Rooms # Seats # Employees #1 Receipt #1016131
Type of business 7299 MISC/PUBLIC SERVICE (House Expires SEPTEMBER 30, 2021
Watching)

DBA name Business Lisa Perez
Mailing address: Lisa Perez Business location: 110 U Vista Court
P O Box 1857 Fort Pierce, FL 34947
Fort Pierce, FL 34954

RENEWAL St Lucie County
Original tax: \$15.10
Penalty:
Collection cost:
Total: \$15.10 Paid 08/04/2020 15.10 0025-20200804-033199

Law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such a manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the county. Upon failure to do so, the local business taxpayer shall be subject to the payment of another Local Business Tax for the same business, profession or occupation.

Pursuant to Florida law, all Local Business Tax Receipts shall be sold by the Tax Collector beginning July 1 of each year and shall expire on September 30 of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1 shall be delinquent and subject to a delinquency penalty of 10 percent for the month of October. An additional 5 percent penalty for each month of delinquency is added until paid, provided that the total delinquency penalty shall not exceed 25 percent of the Local Business Tax for the delinquent establishment.

In addition to the penalty, the Tax Collector is entitled to a collection fee of \$1 to \$5. This fee is based on the amount of Local Business Tax, which will be collected from delinquent taxpayers after September 30 of the business year.

This receipt is a Local Business Tax only. It does not permit the local business taxpayer to violate any existing regulatory or zoning laws of the state, county or city. It also does not exempt the local business taxpayer from any other taxes, licenses or permits that may be required by law.

Pursuant to Florida law, Local Business Taxes are subject to change.

Lisa Perez
P O Box 1857
Fort Pierce, FL 34954