

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, April 17, 2024 - 9:00 a.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.	24-194 CE	116 S US Highway 1	FINS & FOIL LLC	Heather Debevec	
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2.	23-2982 PK	Jaycee Park	Maureen Fawcett Christopher Fawcett	Michael Rabenecker	
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3.	24-263 CE	2802 S US Highway 1	US 1 FOOD MART	Heather Debevec	
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4.	24-605 PK	100 Blk Orange Avenue	Jan Paul Nagel	Michael Rabenecker	
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5.	24-0029 CE	1229 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.	
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6.	24-0045 CE	1227 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.	
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7.	24-0046 CE	1225 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.	
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8.	24-0047 CE	1207 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.	
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9.	23-2752 CE	119 Garden Avenue	MILDRED LINDSEY	Heather Debevec	
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10.	23-2114 PK	South Causeway Park	Lisa Byrd	Michael Rabenecker	
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4. **PUBLIC HEARINGS - CITATIONS**

A.	24-598 PK	100 Blk Melody Lane	Ronald Benham	Michael Rabenecker	
B.	24-110 PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker	
C.	24-111 PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker	
D.	24-37 PK	100 Blk Marina Way	Lisa Obrien	Michael Rabenecker	
E.	23-2154 PK	South Causeway Park	Roxana Baron	Michael Rabenecker	
F.	23-2147 PK	Gulfstream Beach Access	Samantha Cox	Michael Rabenecker	
G.	23-2427 PK	100 Blk Melody Lane	Shomarka O Keita	Michael Rabenecker	
H.	23-2426 PK	100 Blk Melody Lane	Ian Edmonson	Michael Rabenecker	
I.	23-2274 PK	100 Blk Melody Lane	Justin Maguire	Michael Rabenecker	
J.	23-2267 PK	100 Blk Melody Lane	2013 U-Haul Titling 1, LLC	Michael Rabenecker	
K.	23-2706 PK	100 Blk Melody Lane	Barbara Kostandinu Andonis Kostandinu	Michael Rabenecker	
L.	23-2795 PK	Jaycee Park	Travis Edwards	Michael Rabenecker	
M.	23-2912 PK	South Causeway Park	AutoSport Motors LLC	Michael Rabenecker	
N.	23-2915 PK	Jaycee Park	Ashley Bartko	Michael Rabenecker	

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	23-2610 CE	1110 N 29th St Off	SP Pine Creek Village LP	Isaac Saucedo	
B.	24-531 CE	1601 Georgia Ave	David De Florio	Isaac Saucedo	

C.	23-3114 CE	1214 Avenue K	Sandra Sfilio	Manuel Fernandez Jr.
D.	23-2643 CE	709 S 7th ST	Tylan R Willes	Manuel Fernandez Jr.
E.	24-140 CE	209 Gardenia Avenue	Lauderdale Homes LLC	Heather Debevec
F.	24-141 CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
G.	24-20 CE	120 Desota Street	Donna M Becker, Juanita Spera, Teresa Van Valkenburgh	Heather Debevec
H.	24-449 CE	2501 Sunrise Boulevard	Erin Patrick	Heather Debevec
J.	24-151 STR	1703 Francis Court	Shaphan Kirkpatrick	Heather Debevec

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

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: 04/17/2024

Re: Case# 24-194 - 116 S US Hwy 1

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

Information

SUBJECT:

24-194 CE	116 S US Highway 1	FINS & FOIL LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 2, 2024	Type of Presentation:	COMPLIED	
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OWNER:

VIOLATOR: FINS & FOIL LLC 116 S US HWY 1 FT PIERCE, FL 34950	REGISTERED AGENT: CHRISTOPHER L TRAPPY 7980 SE RIVER LANE STUART, FL 34997
OWNER: CORNELIUS DONNELLY C/O ADELE KING TREASURE COAST COMMERCIAL 200 S INDIAN ROVER DR STE 308 FT PIERCE, FL 34950	

VIOLATIONS:

Sec. 22-19(a) – Imposed.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violator conducted business without obtaining a Business Tax Receipt, the following be ordered:

1. The violator(s) be fined a penalty of \$250.00.
2. The violator(s) be given 5 days to obtain their Business Tax Receipt or cease all business operations.
3. Pursuant to Code Section 22-29, failure to obtain their Business Tax Receipt or to cease all business activities within that time will result in all utilities to the premises be suspended.

Special Magistrate Hearing

3. B. 2.

Meeting Date: 04/17/2024

Re: Case# 23-2982 - Jaycee Park

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

Information

SUBJECT:

23-2982 PK	Jaycee Park	Maureen Fawcett Christopher Fawcett	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	October 29, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Maureen Fawcett Christopher Fawcett	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19970PK	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

Started On: 01/21/2024 09:00 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 04/17/2024

Re: Case# 24-263 - 2802 S US Highway 1

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

Information

SUBJECT:

24-263 CE	2802 S US Highway 1	US 1 FOOD MART	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 2, 2024	Type of Presentation:	COMPLIED	
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OWNER:

VIOLATOR: US 1 FOOD MART 2802 S US HIGHWAY 1 FT PIERCE, FL 34982	REGISTERED AGENT: REYAD S NOFAL 2802 S US 1 FT PIERCE, FL 34982
OWNER: SAFFARIN PETROLEUM INC 2802 S US HIGHWAY 1 FT PIERCE, FL 34982	

VIOLATIONS:

Sec. 22-19(a) – Imposed.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violator conducted business without obtaining a Business Tax Receipt, the following be ordered:

1. The violator(s) be fined a penalty of \$250.00.
2. The violator(s) be given 5 days to obtain their Business Tax Receipt or cease all business operations.
3. Pursuant to Code Section 22-29, failure to obtain their Business Tax Receipt or to cease all business activities within that time will result in all utilities to the premises be suspended.

Form Review

Form Started By: Heather Debevec

Started On: 02/15/2024 04:58 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 04/17/2024

Re: Case# 24-605 - 100 Blk Orange Avenue

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

Information

SUBJECT:

24-605 PK	100 Blk Orange Avenue	Jan Paul Nagel	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 3, 2024	Type of Presentation:	CONTINUED	
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OWNER:

OWNER: Jan Paul Nagel	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16918PK	34-31(A) Improper Parking	\$50.00	\$10.00		\$60.00

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 \$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
Final Approval Date: 03/22/2024

Started On: 03/06/2024 10:57 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 04/17/2024

Re: Case# 24-0029 - 1229 Avenue K

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

Information

SUBJECT:

24-0029 CE	1229 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 18, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR: Alvarez Estates LLC 1601 N Main ST Unit 3159 Jacksonville, FL 32206	VIOLATOR: ALVAREZ ESTATES LLC 562 EDGEBROOK LN WEST PALM BEACH, FL 33411
REGISTERED AGENT: LEGALCORP SOLUTIONS, LLC 3440 W HOLLYWOOD BLVD SUITE 415 HOLLYWOOD, FL 33021	

VIOLATIONS:

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

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 do the following:
 - Remove all outside storage.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Inbox

Stop has been removed

Stop has been removed

Stop has been removed

Form Started By: Manuel Fernandez, Jr.

Reviewed By

Manuel Fernandez, Jr.

Katherine Calderon

Katherine Calderon

Date

02/01/2024 11:48 AM

02/27/2024 04:11 PM

03/19/2024 02:29 PM

Started On: 02/01/2024 10:38 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 04/17/2024

Re: Case# 24-0045 - 1227 Avenue K

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

Information

SUBJECT:

24-0045 CE	1227 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 18, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR: Alvarez Estates LLC 1601 N Main St Unit 3159 Jacksonville, FL 32206	REGISTERED AGENT: LegalCorp Solutions LLC 3440 W Hollywood Blvd. Suite 415 Hollywood, FL 33021
VIOLATOR: ALVAREZ ESTATES LLC 562 EDGEBROOK LN WEST PALM BEACH, FL 33411	

VIOLATIONS:

1. IMPC 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:
 - Pressure wash and paint where staining, chipping or deterioration has occurred
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: 02/26/2024 03:54 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 04/17/2024

Re: Case# 24-0046 - 1225 Avenue K

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

Information

SUBJECT:

24-0046 CE	1225 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 18, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR: Alvarez Estates LLC 1601 N Main St Unit 3159 Jacksonville, FL 32206	REGISTERED AGENT: LegalCorp Solutions LLC 3440 W Hollywood Blvd Suite 415 Hollywood, FL 33021
VIOLATOR: ALVAREZ ESTATES LLC 562 EDGEBROOK LN WEST PALM BEACH, FL 33411	

VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside Storage
IMPC 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:
 - Remove all outside storage.
 - Pressure wash and paint where staining, molding, or discoloration has occurred.
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: 02/27/2024 09:21 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 04/17/2024

Re: Case # 24-0047 - 1207 Avenue K

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

Information

SUBJECT:

24-0047 CE	1207 Avenue K	Alvarez Estates LLC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 18, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR: Alvarez Estates LLC 1601 N Main St Unit 3159 Jacksonville, FL 32206	REGISTERED AGENT: LegalCorp Solutions LLC 3440 W Hollywood Blvd Suite 415 Hollywood, FL 33021
VIOLATOR: ALVAREZ ESTATES LLC 562 EDGEBROOK LN WEST PALM BEACH, FL 33411	

VIOLATIONS:

1. Section 24-19, 24-20, 24-21(1)(5) - Nuisance as an object / Outside Storage
2. IMPC 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:
 - Remove all outside storage
 - Pressure wash and paint where staining, molding, or discoloration has occurred.
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: 02/27/2024 10:11 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 04/17/2024

Re: Case# 23-2752 - 119 Garden Ave

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

Information

SUBJECT:

23-2752 CE	119 Garden Avenue	MILDRED LINDSEY	Heather Debevec
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CASE INFORMATION:

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

OWNER: MILDRED LINDSEY 119 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, and paint the trim where it is peeling.
2. Failure to comply will result in a fine of \$50.00 per day being assessed.

Form Review

Inbox

Stop has been removed

Form Started By: Heather Debevec

Reviewed By

Katherine Calderon

Date

03/19/2024 02:29 PM

Started On: 01/11/2024 03:25 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 04/17/2024

Re: Case# 23-2114 - South Causeway Park

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

Information

SUBJECT:

23-2114 PK	South Causeway Park	Lisa Byrd	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	July 15, 2023	Type of Presentation:	PAID	
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OWNER:

OWNER: Lisa Byrd	PARKING VIOLATION: Prohibited Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20051PK	34-31(E) Prohibited 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

Started On: 01/21/2024 09:11 AM

Special Magistrate Hearing

4. A.

Meeting Date: 04/17/2024

Re: Case# 24-598 - 100 Blk Melody Lane

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

Information

SUBJECT:

24-598 PK	100 Blk Melody Lane	Ronald Benham	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	March 1, 2024	Type of Presentation:	Parking Citation Dispute
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OWNER:

OWNER: Ronald Benham	PARKING VIOLATION: Special Event-Road Closed
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16907PK	34-35(A) Road Closed-Special Event	\$50.00	\$10.00		\$60.00

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 \$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
Final Approval Date: 03/22/2024

Started On: 03/06/2024 11:03 AM

Special Magistrate Hearing

4. B.

Meeting Date: 04/17/2024

Re: Case# 24-110-500 Blk Pinewood Drive

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

Information

SUBJECT:

24-110 PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 7, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Ean Holdings, LLC	PARKING VIOLATION: Parked on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19996PK	34-31(L) Parked 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: 04/10/2024

Started On: 02/04/2024 03:04 PM

Special Magistrate Hearing

4. C.

Meeting Date: 04/17/2024

Re: Case# 24-111 - 500 Blk Pinewood Drive

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

Information

SUBJECT:

24-111 PK	500 Blk Pinewood Drive	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 7, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Ean Holdings, LLC	PARKING VIOLATION: Parked on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19997PK	34-31(L) Parked 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: 04/10/2024

Started On: 02/04/2024 02:58 PM

Special Magistrate Hearing**4. D.****Meeting Date:** 04/17/2024**Re:** Case# 24-37 - 100 Blk Marina Way**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

24-37 PK	100 Blk Marina Way	Lisa Obrien	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	January 5, 2024	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Lisa Obrien	PARKING VIOLATION: Road Closed-Special Event
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19986PK	34-35(a) Road Closed-Special Event	\$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: 04/10/2024

Started On: 02/04/2024 02:51 PM

Special Magistrate Hearing

4. E.

Meeting Date: 04/17/2024

Re: Case# 23-2154 - South Causeway Park

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

Information

SUBJECT:

23-2154 PK	South Causeway Park	Roxana Baron	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Roxana Baron	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20096PK	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: 04/10/2024

Started On: 01/14/2024 09:27 AM

Special Magistrate Hearing

4. F.

Meeting Date: 04/17/2024

Re: Case# 23-2147 - Gulfstream Beach Access

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

Information

SUBJECT:

23-2147 PK	Gulfstream Beach Access	Samantha Cox	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Samantha Cox	PARKING VIOLATION: Parking on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20092PK	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: 04/10/2024

Started On: 01/14/2024 09:08 AM

Special Magistrate Hearing

4. G.

Meeting Date: 04/17/2024

Re: Case# 23-2427 - 100 Blk Melody Lane

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

Information

SUBJECT:

23-2427 PK	100 Blk Melody Lane	Shomarka O Keita	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Shomarka O Keita	PARKING VIOLATION: Parking Beyond the 2 Hour Time Limit
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20236PK	34-31(D) Parking Beyond the 2 Hour Time Limit	\$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: 04/10/2024

Started On: 01/14/2024 08:55 AM

Special Magistrate Hearing

4. H.

Meeting Date: 04/17/2024

Re: Case# 23-2426 - 100 Blk Melody Lane

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

Information

SUBJECT:

23-2426 PK	100 Blk Melody Lane	Ian Edmonson	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 11, 2023	Type of Presentation:	Parking Citation	
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OWNER:

OWNER: Ian Edmonson	PARKING VIOLATION: Parked Beyond the 2 Hour Time Limit
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20235PK	34-31(D) Parking Beyond the 2 Hour Time Limit	\$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: 04/10/2024

Started On: 01/14/2024 08:49 AM

Special Magistrate Hearing

4. I.

Meeting Date: 04/17/2024

Re: Case# 23-2274 - 100 Blk Melody Lane

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

Information

SUBJECT:

23-2274 PK	100 Blk Melody Lane	Justin Maguire	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	August 4, 2023	Type of Presentation:	Parking Citation	
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OWNER:

VIOLATOR: Justin Maguire	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20218PK	34-35(A) No Parking without Permission	\$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: 04/10/2024

Started On: 01/14/2024 08:40 AM

Special Magistrate Hearing

4. J.

Meeting Date: 04/17/2024

Re: Case# 23-2267 - 100 Blk Melody Lane

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

Information

SUBJECT:

23-2267 PK	100 Blk Melody Lane	2013 U-Haul Titling 1, LLC	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: 2013 U-Haul Titling 1, LLC	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20200PK	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: 04/10/2024

Started On: 01/14/2024 08:33 AM

Special Magistrate Hearing

4. K.

Meeting Date: 04/17/2024

Re: Case# 23-2706 - 100 Blk Melody Lane

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

Information

SUBJECT:

23-2706 PK	100 Blk Melody Lane	Barbara Kostandinu Andonis Kostandinu	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Barbara Kostandinu Andonis Kostandinu	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20505PK	34-31(E) Prohibited 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

Started On: 01/21/2024 09:31 AM

Final Approval Date: 04/10/2024

Special Magistrate Hearing

4. L.

Meeting Date: 04/17/2024

Re: Case# 23-2795 - Jaycee Park

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

Information

SUBJECT:

23-2795 PK	Jaycee Park	Travis Edwards	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Travis Edwards	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20510PK	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: 04/10/2024

Started On: 01/14/2024 04:27 PM

Special Magistrate Hearing**4. M.****Meeting Date:** 04/17/2024**Re:** Case# 23-2912 - South Causeway Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

23-2912 PK	South Causeway Park	AutoSport Motors LLC	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: AutoSport Motors LLC	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19971PK	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: 04/10/2024

Started On: 01/21/2024 09:05 AM

Special Magistrate Hearing

4. N.

Meeting Date: 04/17/2024

Re: Case# 23-2915 - Jaycee Park

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

Information

SUBJECT:

23-2915 PK	Jaycee Park	Ashley Bartko	Michael Rabenecker
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CASE INFORMATION:

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

VIOLATOR: Ashley Bartko	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19969PK	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: 04/10/2024

Started On: 01/21/2024 08:55 AM

Special Magistrate Hearing

5. A.

Meeting Date: 04/17/2024

Re: Case # 23-2610 - 1110 N 29th St Off

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

Information

SUBJECT:

23-2610 CE	1110 N 29th St Off	SP Pine Creek Village LP	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 25, 2023	Type of Presentation:	Regular	
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OWNER:

OWNER: SP Pine Creek Village LP 31899 Del Obispo St Unit Ste 150 San Juan Capistrano, CA 92675	
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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 15 days to pressure wash and paint all buildings throughout property where mold or deterioration has occurred. .
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: 03/19/2024

Started On: 02/05/2024 02:20 PM

Special Magistrate Hearing

5. B.

Meeting Date: 04/17/2024

Re: Case# 24-531 - 1601 Georgia Ave

Information

SUBJECT:

24-531 CE	1601 Georgia Ave	David De Florio	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	June 13, 2022	Type of Presentation:	Repeat
Prior hearing date:	October 5, 2022	On this date, the Special Magistrate found the following violations existed <ul style="list-style-type: none"> ● IPMC 304.2 - Protective Treatment ● Section 24-19, 24-20, 24-21(4) - Nuisance as an Object/Parking on other than pavement ● Section 26-3 - Storage of Commodities ● Section 24-19, 24-20, 24-21(1)(5) - Nuisance as an object - Outside Storage ● Section 30-28(C) - Responsibility of Containers 	

OWNER:

OWNER: David De Florio 1775 Trowbridge Rd Fort Pierce, FL 34945	
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VIOLATIONS:

IPMC 304.2 Protective treatment.
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 Section 26-3 – Storage of commodities
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 30-28(c) – Responsibility for containers

RECOMMENDATION:

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

1. Per State Statute 162.09, the violation(s) of IPMC 304.2 Protective treatment, Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement, Section 26-3 – Storage of commodities, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, Section 30-28(c) – Responsibility for containers are considered "repeat violation(s)" and as such, may be fined beginning on the date the repeat violation is found to have occurred by the code enforcement officer.
2. The date the repeated violation was first identified is February 23, 2024, as established by photographic evidence and testimony provided.
3. The following actions must be taken to correct the violations:
 - a. Please pressure wash and paint the home where chipping, molding or deterioration has occurred.
 - b. Please remove all coolers, ladders, containers, tarps and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - c. Please move all trash/recycling containers to the side or rear of the structure on non-collection days.
 - d. Please remove all miscellaneous items located inside the trailer.
 - e. Please refrain from parking all vehicles on grass.
4. A fine of \$500.00 shall commence on the date first identified (February 23, 2024) and continue to accrue until the property is brought into compliance.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/10/2024

Started On: 03/07/2024 04:27 PM

Special Magistrate Hearing

5. C.

Meeting Date: 04/17/2024

Re: Case# 23-3114 - 1214 Avenue K

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

Information

SUBJECT:

23-3114 CE	1214 Avenue K	Sandra Sfilio	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	December 14, 2023	Type Of Presentation:	Regular
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OWNER:

Sandra Sfilio 8254 SW 196th TER Cutler Bay, FL 33189	TENANT 1214 Avenue K Fort Pierce, FL 34950
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside Storage
 IMPC 304.2 Protective Treatment
 IMPC 302.7 Accessory Structure
 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 20 days to do the following:
 - To remove all outside storage.
 - Pressure wash and paint where chipping, molding, or deterioration has occurred.
 - Remove or repair the white wooden fence.
 - Refrain from parking on grass and create a designated parking area.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 01/30/2024 08:22 AM

Final Approval Date: 04/10/2024

Special Magistrate Hearing

5. D.

Meeting Date: 04/17/2024

Re: Case# 23-2643 - 709 S 7th St

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

Information

SUBJECT:

23-2643 CE	709 S 7th ST	Tylan R Willes	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	September 28, 2023	Type Of Presentation:	Regular
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OWNER:

VIOLATOR: Tylan R Willes 709 S 7th ST Fort Pierce, FL 34950	ATTORNEY: E. Clayton Yates, P.A. Fee, Yates, & Fee, PLLC 426 Avenue A Fort Pierce, FL 34950
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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
 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:
 - Remove all outside storage
 - Remove all Indoor Styled furniture
 - Pressure wash and paint where molding, peeling, or deterioration has occurred.
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: 02/13/2024 03:19 PM

Final Approval Date: 04/10/2024

Special Magistrate Hearing

5. E.

Meeting Date: 04/17/2024

Re: Case# 24-140 - 209 Gardenia Ave

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

Information

SUBJECT:

24-140 CE	209 Gardenia Avenue	Lauderdale Homes LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 26, 2024	Type of Presentation:	Repeat
First Hearing Date:	November 15, 2023	Findings:	A Review & Determination was found on this day <ul style="list-style-type: none"> ● Section 30-28(c) – Responsibility for containers ● Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage ● Section 123-37(12) – Landscape maintenance

OWNER:

VIOLATOR: Lauderdale Homes LLC 3101 N Federal Hwy #606 Fort Lauderdale, FL 33306	REGISTERED AGENT: Law Office of Miller & Miller 3101 N Federal Hwy #606 Fort Lauderdale, FL 33306
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) – Landscape maintenance

RECOMMENDATION:

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

1. Per State Statute 162.09, the violation(s) of Section 30-28(c) – Responsibility for containers, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, Section 123-37(12) – Landscape maintenance are considered "repeat violation(s)" and as such, may be fined beginning on the date the repeat violation is

- found to have occurred by the code enforcement officer.
2. The date the repeat violations were first identified is January 26, 2024 as established by photographic evidence and testimony provided.
 3. The following actions must be taken to correct the violations:
 - a. Move all trash/recycling containers to the side or rear of structure on non-collection days.
 - b. Remove all loose items and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - c. Mow and clean off fence lines.
 4. A fine of \$500.00 shall commence on the date first identified (January 26, 2024) and continue to accrue until the property is brought into compliance.
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Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/10/2024

Started On: 01/18/2024 02:04 PM

Special Magistrate Hearing

5. F.

Meeting Date: 04/17/2024

Re: Case# 24-141 - 209 Gardenia Avenue

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

Information

SUBJECT:

24-141 CE	209 Gardenia Avenue	LAUDERDALE HOMES LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 26, 2024	Type of Presentation:	Regular	
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OWNER:

OWNER: LAUDERDALE HOMES LLC 3101 N FEDERAL HWY # 606 FORT LAUDERDALE, FL 33306	REGISTERED AGENT: LAW OFFICE OF MILLER & MILLER 3101 NORTH FEDERAL HIGHWAY#606 FORT LAUDERDALE, FL 33306
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VIOLATIONS:

IPMC 304.2 Protective treatment.

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 20 days to:
 - Pressure wash and paint the discolored and peeling areas of the home and trim.
 - Refrain from parking on other than pavement.

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: 04/10/2024

Started On: 02/27/2024 03:13 PM

Special Magistrate Hearing

5. G.

Meeting Date: 04/17/2024

Re: Case# 24-20 - 120 Desota Street

Submitted For: Janey Vanderhorst, Code Compliance Supervisor, Code Enforcement

Information

SUBJECT:

24-20 CE	120 Desota Street	Donna M Becker, Juanita Spera, Teresa Van Valkenburgh	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 12, 2024	Type of Presentation:	Regular	
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OWNER:

OWNER: DONNA M BECKER JUANITA SPERA TERESA VAN VALKENBURGH 471 TEQUESTA DR TEQUESTA, FL 33469	
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VIOLATIONS:

Section 123-37(12) – Landscape maintenance
 IPMC 302.7 Accessory structures.
 IPMC 304.1 Exterior structure – General.
 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 20 days to:
 - Trim bushes to give a neat appearance.
 - Replace screens missing on the garage door.
 - Replace the rotting wood on the west facing wall.
 - Paint the trim around the home and east wall where peeling and discoloration is occurring.

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: 04/10/2024

Started On: 02/15/2024 01:14 PM

Special Magistrate Hearing

5. H.

Meeting Date: 04/17/2024

Re: Case# 24-449 - 2501 Sunrise Boulevard

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

Information

SUBJECT:

24-449 CE	2501 Sunrise Boulevard	Erin Patrick	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 23, 2024	Type of Presentation:	Repeat
First Hearing Date:	March 15, 2023	Findings:	A Review and Determination was found on this day <ul style="list-style-type: none"> ● IPMC 702.4 Emergency escape openings (covered windows) ● IPMC 304.2 Protective treatment.

OWNER:

VIOLATOR: Erin Patrick 2501 Sunrise Blvd, Ft Pierce, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
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. Per State Statute 162.09, the violation(s) of Section IPMC 702.4 Emergency escape openings (covered windows) and IPMC 304.2 Protective treatment are considered "repeat violation(s)" and as such, may be fined beginning on the date the repeat violation is found to have occurred by the code enforcement officer.
2. The date the repeat violations were first identified is February 23, 2024, as established by photographic evidence and testimony provided.
3. The following actions must be taken to correct the violations:
 - a. Remove all window coverings and fully open all shutters.
 - b. Paint all areas where the paint is peeling and discoloring.
4. A fine of \$500.00 shall commence on the date first identified (February 23, 2024) and

continue to accrue until the property is brought into compliance.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/10/2024

Started On: 02/15/2024 11:26 AM

Special Magistrate Hearing

5. J.

Meeting Date: 04/17/2024

Re: Case# 24-151 - 1703 Francis Ct

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

Information

SUBJECT:

24-151 STR	1703 Francis Court	Shaphan Kirkpatrick	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 26, 2024	Type of Presentation:	R/D	
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OWNER:

OWNER: SHAPHAN KIRKPATRICK 11491 KNOWLES AVE NW ANNANDALE, MN 55302	
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VIOLATIONS:

Sec. 22-506 (i) Parking (2)(4)(5) - Standards and requirements.

RECOMMENDATION:

The city requests that the Special Magistrate finds that a violation of Section 22-506 (i) Parking (2)(4)(5) - Standards and requirements for failure to comply with parking restrictions did exist but was cured prior to today's hearing.

The city requests that the violator be notified that if a violation of Sec. 22-506 (i) Parking (2)(4)(5) - Standards and requirements for failure to comply with parking restrictions occurs again on any property owned by the violator:

1. That per State Statute 162.06(3) additional time to correct the violation is not required and the matter will be scheduled for a hearing before the Special Magistrate.
2. That per State Statute 162.09(1), the Special Magistrate may order a fine to accrue for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code enforcement officer.
3. That per State Statute 162.09(2)(a) the amount of the fine for the repeat violation may be up to \$500.00 per day.

Form Started By: Heather Debevec
Final Approval Date: 04/10/2024

Started On: 01/19/2024 10:56 AM