

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, May 15, 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.	24-0482 CE	2307 Avenue Q	Charles Bryant Jr	Charmaine Kirkland
2.	24- 149 STR	206 Fernandina Street	TAMMIE M DE JAGER	Heather Debevec
3.	24-74 CE	2007 Valencia Avenue	JOHNNY ALFORD PATRICIA A ALFORD	Heather Debevec
4.	24-0082 CE	506 Quincy Ave	Holmes Realty Ventures LC	Manuel Fernandez Jr.
5.	24-0115 CE	506 Quincy Avenue	Holmes Realty Ventures LC	Manuel Fernandez Jr.
6.	24-0475 CE	2308 Canal Terr	Claire-Alexie Norzelus	Charmaine Kirkland
7.	24-0644CE	3004 Dunbar Street	Cynthia C Howard	Charmaine Kirkland
8.	24-0387 CE	2403 Avenue D	Roshini Lakram	Charmaine Kirkland
9.	24-0342 CE	1025 Tortugas Avenue	Miguel A Areyan Maria A Vargas	Charmaine Kirkland
10.	24-0632 CE	401 North 29th St	Sheila Haywood	Charmaine Kirkland
11.	23-1276 CE	2835 S US Highway 1	CAPITAL TRUST	Heather Debevec

12.	23- 494STR	1261 Bonefish Court	TANZILA KULMAN	Heather Debevec	
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13.	24- 265CE	936 S US Highway 1	KRALHINKLE PHOTOGRAPHY GROUP	Heather Debevec	
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14.	24-71 CE	1240 Binney Drive	MARY SUSAN NUNN	Heather Debevec	
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4. PUBLIC HEARINGS - CITATIONS

A.	23-2114 PK	South Causeway Park	Lisa Byrd	Michael Rabenecker	
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5. PUBLIC HEARINGS - VIOLATION CASES

A.	24-0175	1003 Mayflower Rd	Lareste Justin	Manuel Fernandez Jr.	
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B.	24-0474 CE	3004 Avenue J	Larry Tullis & Evelyn Tullis (EST)	Charmaine Kirkland	
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C.	24-0731 CE	601 El Rancho Drive	John V Burke	Charmaine Kirkland	
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D.	24- 105 CE	2220 S US Highway 1	TALAE FL LLC	Heather Debevec	
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E.	24-80 CE	2001 Valencia Avenue	BETTY JEAN SIMMONS	Heather Debevec	
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F.	24-84 CE	1903 Valencia Avenue	MARLENY SANTAMARIA LUIS VASQUEZ CRUZ	Heather Debevec	
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G.	24-22 CE	Juanita Avenue 1433-701-0078-000/2	JACQUELYN D PARKER	Heather Debevec	
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H.	24-30 CE	VALENCIA AVE 1433-701-0098-000/8	JACQUELYN D PARKER	Heather Debevec	
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I.	24- 26 CE	2490 Valencia Avenue	JACQUELYN D PARKER	Heather Debevec	
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J.	24- 25 CE	N 25th Street 1433-701-0080-000/9	JACQUELYN D PARKER	Heather Debevec	
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6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

A.	23-2992 CE	1102 Avenue F	31st Street Sanctuary of God Inc	Manuel Fernandez	
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7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

A.

23-0001 CE	110 N 11th St	Pierre S Camille	Peggy Arraiz	
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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: 05/15/2024

Re: Case# 24-0482 - 2307 Avenue Q

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

Information

SUBJECT:

24-0482 CE	2307 Avenue Q	Charles Bryant Jr	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 23, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Charles Bryant Jr 2300 Avenue P Ft. Pierce, FL 34950	
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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 or paint where chipping, molding, discoloration and deterioration has occurred throughout the home.

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/28/2024 12:03 PM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

3. B. 2.

Meeting Date: 05/15/2024

Re: Case# 24-149 - 206 Fernandina Street

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

Information

SUBJECT:

24- 149 STR	206 Fernandina Street	TAMMIE M DE JAGER	Heather Debevec
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CASE INFORMATION:

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

OWNER: TAMMIE M DE JAGER 5846 NW HANN DR PORT ST LUCIE, FL 34986	
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VIOLATIONS:

Sec. 22-511. - Rental unit advertising requirement.

RECOMMENDATION:

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

1. The violator(s) be given 5 days:

- Update ads to reflect the business tax receipt number.
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: 05/08/2024

Started On: 02/27/2024 09:51 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 05/15/2024

Re: Case# 24-74 - 2007 Valencia Avenue

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

Information

SUBJECT:

24-74 CE	2007 Valencia Avenue	JOHNNY ALFORD PATRICIA A ALFORD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 19, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: JOHNNY ALFORD PATRICIA A ALFORD 2007 VALENCIA AVE FT PIERCE, FL 34946	
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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.
IPMC 304.1 Exterior structure – General.

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:

- Remove items from the yard in accordance with the ordinance.
- Bring in or remove all indoor styled furniture.
- Repair the rotting trim.

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

Form Review

Form Started By: Heather Debevec

Started On: 02/26/2024 02:37 PM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

3. B. 4.

Meeting Date: 05/15/2024

Re: Case# 24-0082 - 506 Quincy Avenue

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

Information

SUBJECT:

24-0082 CE	506 Quincy Ave	Holmes Realty Ventures LC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 25, 2024	Type Of Presentation:	COMPLIED
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OWNER:

Holmes Realty Ventures LC 7818 Long Cove Way Port St Lucie, FL 34986	Registered Agent: Donald R Holmes 7818 Long Cove Way Port St Lucie, FL 34986
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VIOLATIONS:

- Section 125-187 - Allowed Uses
- Section 24-19 - Maintenance of nuisance on property prohibited
- Section 24-20 - Removal of nuisance

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 the shipping container located in the back of the property.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 05/08/2024

Started On: 02/28/2024 08:17 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 05/15/2024

Re: Case# 24-0115 - 506 Quincy Avenue

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

Information

SUBJECT:

24-0115 CE	506 Quincy Avenue	Holmes Realty Ventures LC	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	January 25, 2024	Type Of Presentation:	COMPLIED
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OWNER:

Holmes Realty Ventures LC 7818 Long Cove Way Pot St Lucie, FL 34986	Registered Agent: Donald R Holmes 7818 Long Cove Way Port St Lucie, FL 34986
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VIOLATIONS:

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 30 days to do the following:
 - Please remove all outside storage from the back of the property.
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: 02/28/2024 09:52 AM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

3. B. 6.

Meeting Date: 05/15/2024

Re: Case# 24-0475 - 2308 Canal Terr

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

Information

SUBJECT:

24-0475 CE	2308 Canal Terr	Claire-Alexie Norzelus	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 12, 2024	Type of Presentation:	CONTINUED	
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OWNER:

OWNER: Claire-Alexie Norzelus 1450 SW Dimperio Avenue Port St Lucie, FL 34953	
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VIOLATIONS:

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:

- Remove coolers, baskets, milk crates, shopping carts, gas cans, concrete blocks and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.

Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/08/2024

Started On: 03/27/2024 12:14 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 05/15/2024

Re: Case# 24-0644 - 3004 Dunbar Street

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

Information

SUBJECT:

24-0644CE	3004 Dunbar Street	Cynthia C Howard	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 4, 2024	Type of Presentation:	CONTINUED	
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OWNER:

OWNER: Cynthia C Howard 3004 Dunbar Street Fort Pierce, FL 34947	
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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 (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 10 days to:

- Remove milk crates, buckets, pallets, wood boards, dolly’s and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
- Refrain from parking all vehicles on the lawn.

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: 05/08/2024

Started On: 03/28/2024 08:22 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 05/15/2024

Re: Case# 24-387 - 2403 Avenue D

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

Information

SUBJECT:

24-0387 CE	2403 Avenue D	Roshini Lakram	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 16, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Roshini Lakram 5235 NW Jake Ct Port St Lucie, FL 34986	
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VIOLATIONS:

IPMC 302.7	Accessory structures.
IPMC 304.2	Protective treatment.
IPMC 702.4	Emergency escape openings (covered windows)
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 violations exist, that the following be ordered:

1. The violator(s) be given 30 days to:
 - Remove boards from windows throughout the home.
 - Remove the paint bucket and sink.

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the:
 - Repair the soffit throughout the home.
 - Pressure wash or paint where molding, chipping, discoloration and deterioration has occurred.

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 03/26/2024 09:55 AM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

3. B. 9.

Meeting Date: 05/15/2024

Re: Case# 24-342 - 1025 Tortugas Avenue

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

Information

SUBJECT:

24-0342 CE	1025 Tortugas Avenue	Miguel A Areyan Maria A Vargas	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 12, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Miguel A Areyan Maria A Vargas 3423 NW 28th Avenue Okeechobee, FL 34972	
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VIOLATIONS:

IPMC 304.2 *Protective treatment.*
Section 24-19, 24-20, 24-21(1)(5) *Nuisance as an object / Outside storage*

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Please remove coolers, buckets, wood and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the:
 - Please repair all broken windows throughout the home. A permit may be required. If you have any questions, please contact the Building Department at (772) 467-3718.

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

Form Started By: Charmaine Kirkland
Final Approval Date: 05/08/2024

Started On: 03/27/2024 09:45 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 05/15/2024

Re: Case# 24-0632 - 401 N 29th Street

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

Information

SUBJECT:

24-0632 CE	401 North 29th St	Sheila Haywood	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 13, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: Sheila Haywood 401 North 29th Street Ft. Pierce, FL 34947	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) Nuisance as an object / Outside storage
IPMC 304.2 Protective treatment.
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. The violator(s) be given 30 days to:

- Remove concrete blocks, paint buckets and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
- Pressure wash or paint where molding, chipping, discoloration and deterioration has occurred throughout the home.
- Move all trash/recycling containers to the side or rear of structure on non-collection days.

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: 05/08/2024

Started On: 03/28/2024 12:50 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 05/15/2024

Re: Case# 23-1276 - 2835 S US Highway 1

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

Information

SUBJECT:

23-1276 CE	2835 S US Highway 1	CAPITAL TRUST	Heather Debevec
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CASE INFORMATION:

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

OWNER: CAPITAL TRUST PO BOX 551 PENNSAUKEN, NJ 08110	REGISTERED AGENT: BOOMERS FIREWORKS GAF LC ED SHUMAN PO BOX 551 PENNSAUKEN, NJ 08110
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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 or paint to remove the discolored marks on the south side of the building.
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: 01/12/2024 05:50 PM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

3. B. 12.

Meeting Date: 05/15/2024

Re: Case# 24-494 - 1261 Bonefish Court

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

Information

SUBJECT:

23- 494STR	1261 Bonefish Court	TANZILA KULMAN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 1, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: TANZILA KULMAN 1261 BONEFISH CT FT PIERCE, FL 34949	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. All vehicles parked on the property must comply with the allowed use, which is 2.
2. All vehicles parked on the property must be properly parked per the parking diagram submitted with the registration.
3. In accordance with State Statue 162.09(2)(a), a fine of \$5,000.00 be assessed due to the violations being irreversible and irrevocable in nature, to be paid with in thirty (30) days.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/08/2024

Started On: 02/23/2024 03:05 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 05/15/2024

Re: Case# 24-265 - 936 S US Highway 1

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

Information

SUBJECT:

24- 265CE	936 S US Highway 1	KRALHINKLE PHOTOGRAPHY GROUP	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	COMPLIED	
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OWNER:

OWNER: KRALHINKLE PHOTOGRAPHY GROUP C/O MIKE HINKLE 8181 S INDIAN RIVER DR FT PEIRCE, 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 20 days to:
 - Paint the bare wood and peeling areas on the building.
 - Paint the aerial sign post where it is rusting.

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: 05/08/2024

Started On: 03/22/2024 11:28 AM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 05/15/2024

Re: Case# 24-71 - 1240 Binney Drive

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

Information

SUBJECT:

24-71 CE	1240 Binney Drive	MARY SUSAN NUNN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 19, 2024	Type of Presentation:	CONTINUED	
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OWNER:

OWNER: MARY SUSAN NUNN 1005 CARIBBEAN AVE FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 304.7 Roofs and drainage.

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 have the roof repaired.
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: 02/26/2024 10:18 AM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

4. A.

Meeting Date: 05/15/2024

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:	Citation	
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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
Final Approval Date: 05/08/2024

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

Special Magistrate Hearing

5. A.

Meeting Date: 05/15/2024

Re: Case # 24-0175 - 1003 Mayflower Rd

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

Information

SUBJECT:

24-0175	1003 Mayflower Rd	Lareste Justin	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	February 1, 2024	Type Of Presentation:	Regular
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OWNER:

LARESTE JUSTIN 1110 COLONIAL RD FT PIERCE, FL 34950	
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VIOLATIONS:

IMPC 304.3 Address Identification
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:
 - Place numbers on the house, so it is visible from the street.
 - Pressure wash and paint where chipping, staining, or deterioration has occurred.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 05/08/2024

Started On: 03/20/2024 02:41 PM

Special Magistrate Hearing

5. B.

Meeting Date: 05/15/2024

Re: Case #24-0474 - 3004 Avenue J

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

Information

SUBJECT:

24-0474 CE	3004 Avenue J	Larry Tullis & Evelyn Tullis (EST)	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 23, 2024	Type of Presentation:	Regular	
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OWNER:

OWNER: Larry Tullis Evelyn Tullis (EST) 3004 Avenue J Fort Pierce, FL 34947	
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VIOLATIONS:

- Section 30-28(c) – Responsibility for containers
- Section 26-3 – Storage of commodities
- Section 24-19, 24-20, 24-21(1)(5) Nuisance as an object / Outside storage
- 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 10 days to:
 - Move all trash/recycling containers to the side or rear of the structure on non-collection days.
 - Remove all miscellaneous items from inside the trailer and place them in a shed or garage.
 - Remove paint buckets, dollys, concrete blocks, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - Paint the trim of the house where the bare wood is located.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Started By: Charmaine Kirkland
Final Approval Date: 05/08/2024

Started On: 03/27/2024 10:43 AM

Special Magistrate Hearing

5. C.

Meeting Date: 05/15/2024

Re: Case# 24-0731 - 601 El Rancho Drive

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

Information

SUBJECT:

24-0731 CE	601 El Rancho Drive	John V Burke	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	October 15, 2019	Type of Presentation:	Repeat
Prior hearing date:	December 11, 2019	On this date, the Special Magistrate found the following violations existed: <ul style="list-style-type: none"> • Section 16-46, 16-47, 16-48 (4)- Parking on other than Pavement (updated to Section 24-19, 24-20, 24-21). • Section 16-46, 16-47, 16-48 (10) (D)-Non-operable Vehicles (updated to Section 24-19, 24-20, 24-21 (10)(d)). 	

OWNER:

OWNER: John V Burke 601 El Rancho Drive Ft. Pierce, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehiclespp

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) are considered "repeat violation" 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 violation was first identified is March 6, 2024 as established by photographic evidence and testimony provided.
3. A fine of \$500.00 shall commence on that date and continue to accrue until the property is brought into compliance.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/08/2024

Started On: 03/28/2024 11:26 AM

Special Magistrate Hearing

5. D.

Meeting Date: 05/15/2024

Re: Case # 24-105 - 2220 S US Highway 1

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

Information

SUBJECT:

24- 105 CE	2220 S US Highway 1	TALAE FL LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 19, 2024	Type of Presentation:	Regular	
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OWNER:

OWNER: TALAE FL LLC 711 PARAMUS RD PARAMUS, NJ 07652	REGISTERED AGENT: HAMED YAMA SARAJ 2540 S OCEAN BLVD HIGHLAND BEACH, FL 33487
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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:
 - Mow, trim, and remove all debris from the swale on the south side of the property.
 - Repair the fence where boards are missing and panels are falling.
 - Repair the stucco on the east side near the delivery door where it is falling and cracking.
 - Pressure wash and paint the discolored areas on the structure.
2. Failure to comply will result in a fine of \$200.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 05/08/2024

Started On: 02/26/2024 09:13 AM

Special Magistrate Hearing

5. E.

Meeting Date: 05/15/2024

Re: Case # 24-80 - 2001 Valencia Avenue

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

Information

SUBJECT:

24-80 CE	2001 Valencia Avenue	BETTY JEAN SIMMONS	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 19, 2024	Type of Presentation:	Regular	
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OWNER:

OWNER: BETTY JEAN SIMMONS 2001 VALENCIA AVE FT PIERCE, FL 34946	
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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 :
 - Repair the roofing of the courtyard.
 - Paint the trim on the east side of the garage.
 - Paint the wall at the entrance to the courtyard.
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: 05/08/2024

Started On: 02/26/2024 02:11 PM

Special Magistrate Hearing

5. F.

Meeting Date: 05/15/2024

Re: Case # 24-84 - 1903 Valencia Avenue

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

Information

SUBJECT:

24-84 CE	1903 Valencia Avenue	MARLENY SANTAMARIA LUIS VASQUEZ CRUZ	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	R & D	
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OWNER:

OWNER: MARLENY SANTAMARIA LUIS VASQUEZ CRUZ 2105 BARCELONA AVE FT PIERCE, FL 34946	
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VIOLATIONS:

- Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

RECOMMENDATION:

1. The city requests that the Special Magistrate finds that a violation of Sections 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement , 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, and 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture did exist but was cured prior to today’s hearing.
2. The city requests that the violator be notified that if a violation of Sections 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement , 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage, and 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture occurs again on any property owned by the violator:
 - a. 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.
 - b. 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 inspector.
c. 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 Review

Form Started By: Heather Debevec

Started On: 02/26/2024 01:30 PM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

5. G.

Meeting Date: 05/15/2024

Re: Case # 24-22- Valencia Avenue

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

Information

SUBJECT:

24-22 CE	Juanita Avenue 1433-701-0078-000/2	JACQUELYN D PARKER	Heather Debevec
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CASE INFORMATION:

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

OWNER: JACQUELYN D PARKER PO BOX 1852 FT PIERCE, FL 34954	
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VIOLATIONS:

Sec. 24-19 - Maintenance of nuisance on property prohibited / Sec. 24-21(4) – Nuisance as a condition
IPMC 302.7 Accessory structures.

RECOMMENDATION:

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

1. The violator(s) be given 30 days:
 - Obtain a permit and comply with all permit conditions to address the fence on right of way.
 - Repair the fence where it is falling and disconnecting or remove it entirely.
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: 05/08/2024

Started On: 02/26/2024 04:01 PM

Special Magistrate Hearing

5. H.

Meeting Date: 05/15/2024

Re: Case # 24-30 - Valencia Avenue

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

Information

SUBJECT:

24-30 CE	VALENCIA AVE 1433-701-0098-000/8	JACQUELYN D PARKER	Heather Debevec
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CASE INFORMATION:

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

OWNER: JACQUELYN D PARKER PO BOX 1852 FT PIERCE, FL 34954	
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VIOLATIONS:

IPMC 302.7 Accessory structures.

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:
 - Repair the fence where it is leaning, falling, and disconnecting or remove the fence entirely.
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: 02/26/2024 02:57 PM

Final Approval Date: 05/08/2024

Special Magistrate Hearing

5. I.

Meeting Date: 05/15/2024

Re: Case # 24-26 - 2490 Valencia Avenue

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

Information

SUBJECT:

24- 26 CE	2490 Valencia Avenue	JACQUELYN D PARKER	Heather Debevec
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CASE INFORMATION:

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

OWNER: JACQUELYN D PARKER PO BOX 1852 FT PIERCE, FL 34954	
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VIOLATIONS:

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

Sec. 24-19 - Maintenance of nuisance on property prohibited / Sec. 24-21 (4)– Nuisance as a condition

RECOMMENDATION:

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

1. The violator(s) be given 30 days:
 - Replace rotting wood and paint the peeling areas.
 - Obtain a permit and comply with all permit conditions to move the fence from the right of way.
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: 05/08/2024

Started On: 02/26/2024 03:14 PM

Special Magistrate Hearing

5. J.

Meeting Date: 05/15/2024

Re: Case # 24-25 - N 25th Street

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

Information

SUBJECT:

24- 25 CE	N 25th Street 1433-701-0080-000/9	JACQUELYN D PARKER	Heather Debevec
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CASE INFORMATION:

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

OWNER: JACQUELYN D PARKER PO BOX 1852 FT PIERCE, FL 34954	
--	--

VIOLATIONS:

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

Sec. 24-19 - Maintenance of nuisance on property prohibited / Sec. 24-21(4) – Nuisance as a condition

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Paint the areas of the garage that is peeling.
 - Repair the fence where it is falling and disconnecting or completely remove the fence.
 - Obtain a permit and comply with all permit conditions to replace the rotting wood on the garage.
 - Obtain a permit and comply with all permit conditions to relocate the fence from the right of way.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Final Approval Date: 05/08/2024

Information

SUBJECT:

23-2992 CE	1102 Avenue F	31st Street Sanctuary of God Inc	Manuel Fernandez
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CASE INFORMATION:

Case Initiated:	November 13, 2023	Type of Presentation:	Lot Clearing - Massey
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OWNER:

VIOLATOR: 31ST STREET SANCTUARY OF GOD INC 1565 W 19th ST Riviera Beach, FL 33404	REGISTERED AGENT: James Samuels 1565 W 19th ST Riviera Beach, FL 33404
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VIOLATIONS:

Section 24-19 – Maintenance of nuisance on property prohibited
Section 24-11 - Nuisance as a condition

FINDINGS/CASE FOLLOW-UP:

November 13, 2023 – The Notice of Violation was sent out via certified mail.
November 15, 2023 – The property was posted as a nuisance with the opportunity to be heard.
November 27, 2023 – A follow-up inspection was completed, and the property had not been cut.
December 11, 2023 – A follow-up inspection was done to the property. The lot had still not been cut.
December 19, 2023 – Contractor cut the lot and submitted before / after photos with the invoice.
February 6, 2023 - A request for a Massey Hearing received.

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: None. Property was cut by the city vendor.
3. Any previous violations committed by the violator: None. Property was acquired in 2023.

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Notice
Posting
Bill & Photo
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/08/2024

Started On: 04/04/2024 03:41 PM

Property Identification

Site Address: AVENUE G Parcel ID: 2404-822-0015- Account #: 18117 Sec/Town/Range:
 000-8 04/35S/40E
 Map ID: 24/04S Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

31ST STREET SANCTUARY OF GOD INC
 1565 W 19th ST
 Riviera Beach, FL 33404

Legal Description

S/D OF N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 4-35-40 S
 80 FT OF N 180 FT OF LOT 5 (OR 284-2361; 2845-2423:
 2891-156)

Current Values

Just/Market: \$500 Assessed: \$500
 Exemptions: \$0 Taxable: \$500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$500	\$500	\$0	\$500
2022	\$500	\$500	\$0	\$500
2021	\$500	\$500	\$0	\$500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-01-2023	5011 / 0459	0117	TRD	Parks (TR) Delores	\$100
10-06-2007	2891 / 0156	XX01	WD	Parks Delores	\$100
06-27-2007	2845 / 2423	XX03	ORDADM	Parks Jr (EST) P Eugene	\$0

Primary Building Information

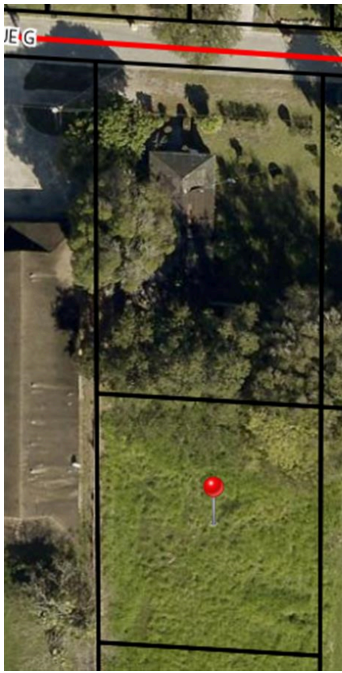
Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



*Image
or
Sketch
unavailable
for display*

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.13
Land Size (SF):	5,662.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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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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RECEIVED

FEB - 6 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

City of Fort Pierce Finance Department
c/o Manuel Fernandez
100 North US 1
Fort Pierce, FL. 34950

Re: Subject: Request for Reversal of Nuisance Fee - Case No: 23-00002992

Dear Mr. Fernandez,

I trust this email finds you well. My name is Bishop Angus Brabham, and I am writing on behalf of 31st Street Sanctuary of God, Inc. DBA Sanctuary of God, regarding the Nuisance Fee associated with Case No: 23-00002992. The fee was assessed for an alleged failure to comply with actions to remedy a nuisance at 1102 Avenue 'F', Parcel ID: 2404-822-0015-000-8.

We, Sanctuary of God, respectfully disagree with the fines assessed, as the property located at 1102 Avenue 'F' was duly addressed. Our records indicate that the property was appropriately cut on December 3, 2023. However, it was only upon receiving the invoice of the fees that we realized there might be a discrepancy.

It appears that there might have been a clerical error, resulting in the wrong property being associated with the nuisance fee. We kindly request a thorough review of this matter and, if confirmed to be an error, the reversal of the nuisance fee.

Should you require any additional information or documentation to rectify this situation, please do not hesitate to contact me directly at (561) 856-8446. We greatly appreciate your attention to this matter and your understanding of the need for a prompt resolution.

Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Brabham, III".

Bishop Angus Brabham, III
Senior Pastor of Sanctuary of God



November 13, 2023

Property address: 1102 AVENUE F
Tax ID #: 2404-822-0015-000/8

31ST STREET SANCTUARY OF GOD INC
1565 W 19TH ST
RIVIERA BEACH, FL 33404

Re: Case # 23-00002992

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. IT WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING AND HAS BEEN DECLARED A NUISANCE.

Section 24-19 – Maintenance of nuisance on property prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city.

Section 24-21 – Nuisance as a Condition

- (9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.
- (10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.
- (18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS:

1. Cut all grass and weeds as needed. This includes trimming along fence lines, around houses and any other permanent object such as trees, mailboxes and telephone poles, etc.
 - a. If this property is a waterfront property, all trimming and cutting must be limited to the seaward edge of existing development and/or the 1981 Coastal Construction Control Line. Anything further seaward will require additional authorization from the City of Fort Pierce and the Florida Department of Environmental Protection.

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.

Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.

- b. If there are gopher tortoise burrows on the property, all trimming and cutting must comply with Florida Fish and Wildlife Conservation Commission policies. Prior to mowing, mark the location of all burrows. Do not use heavy equipment, including lawnmowers, within 25 feet of the burrow. Hand tools, including chainsaws and weed whackers, are permitted to be utilized close to the burrow but must be done with caution. Avoid stepping near or on a burrow as it may collapse. More information can be obtained at MyFWC.com.
2. Trim all trees, shrubs and bushes to comply with the Fort Pierce Code of Ordinances.
 - a. The City has adopted the CPTED (Crime Prevention Through Environmental Design) Basic Principles and Concepts relating to landscaping as a satisfactory remedy. These standards require that all trees be trimmed up to seven (7) feet and all shrubs and bushes down to two (2) feet to prevent reduced visibility.
 3. Remove all trash and debris.
 - a. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items.
 - b. Per Section 30-30(1) commercial customers and/or residential developments using dumpster service are not eligible for landscape debris removal. Please make necessary arrangements to have all debris removed from the property.
 - c. For qualifying residential properties, per Section 30-30(4) garden and yard trash must be neatly stacked in manageable piles. Limbs must not exceed six (6) feet in length and six (6) inches in diameter.
 - d. Per Section 30-30(5) trash generated by commercial and landscape contractors must be removed from the premises and disposed of by the contractor or resident in a lawful manner.
 4. Please correct these violations within **10 days** from receipt of this letter or request a hearing pursuant to Chapter 1, Article II, Division 2 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3159 or by email at mfernandez@cityoffortpierce.com. Due to shifting office hours, it is best to contact me by email or leave a voicemail and I will contact you as soon as I return to the office.

A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,



Manuel Fernandez Jr
Code Enforcement Officer

In addition to furnishing this notice to the property owner listed above by certified mail and first class mail, copies of this notice have been provided by first class mail to:

JAMES SAMUELS
1565 W 19TH STREET
RIVIERA BEACH, FL 33404



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 15, 2023

Tax ID #: 2404-822-0015-000/8

Case #: 23-00002992

31ST STREET SANCTUARY OF GOD INC
1565 W 19TH ST
RIVIERA BEACH, FL 33404

ADDRESS: 1102 AVENUE F

THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 21-19, 21-20, 21-21

Nuisance as a Condition

(9) Any trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants, (except for compost piles) or animals of any kind.

(10) Any condition which provides, or could provide, harborage for rats, mice, snakes, insects or other vermin.

(18) Any landscaping element that is not well-maintained including but not limited to lawns, hedges, bushes and trees. Such landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Cut all grass and weeds as needed.
2. Trim all trees, shrubs and bushes to comply with the requirements of the above-stated sections of the Fort Pierce Code of Ordinances. We recommend compliance with the CPTED (Crime Prevention through Environmental Design) Basic Principles and Concepts relating to Landscaping as a satisfactory remedy. These standards recommend that all trees, shrubs and bushes be trimmed up to seven (7) feet to prevent reduced visibility.
3. Remove all trash, debris, and branches. If this is a vacant lot or a property without utilities, the Solid Waste Department will not remove trash, debris or other items. Please make necessary arrangements to have all debris removed from the property.

Dated this November 15, 2023.

Sincerely,

Manuel Fernandez Jr.
Code Enforcement Officer
(772) 467-3159

E-mail: mfernandez@cityoffortpierce.com



AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: 31ST STREET SANCTUARY OF GOD INC
1565 W 19TH ST
RIVIERA BEACH, FL 33404

ADDRESS: 1102 AVENUE F

CASE NO: 23-00002992

BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That today, the Notice of Public Nuisance was posted on the property identified above in accordance with Chapter 24-22(a) of the Code of Ordinances for the City of Fort Pierce, Florida and that a copy was mailed today by first class mail to:

31ST STREET SANCTUARY OF GOD INC
1565 W 19TH ST
RIVIERA BEACH, FL 33404

FURTHER AFFIANT SAYETH NOT.

DATED this 15th day of November, 2023.

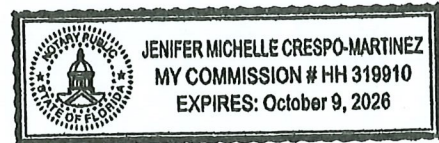
Manuel Fernandez Jr.
Manuel Fernandez Jr.

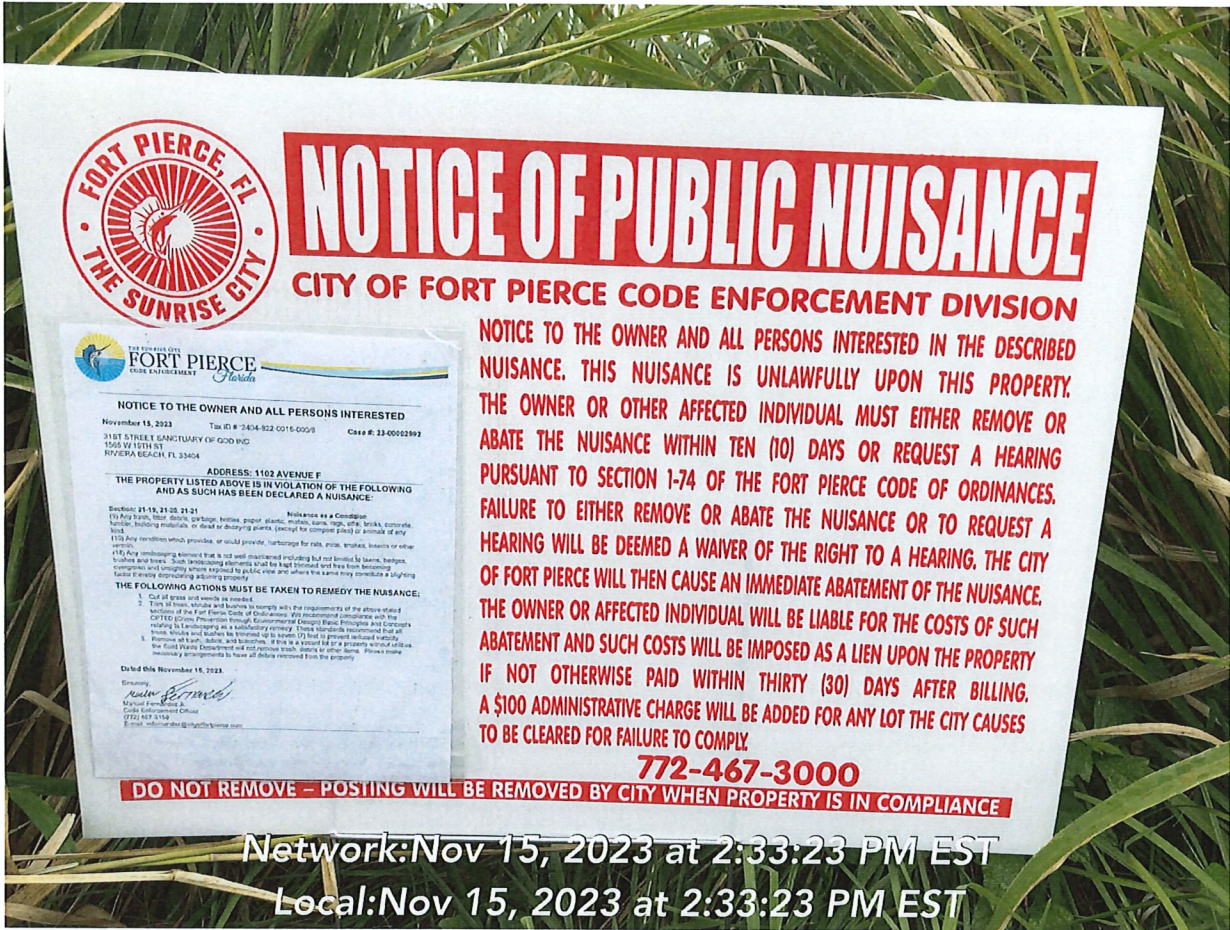
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 15th day of November, 2023.

Jay Al
NOTARY PUBLIC - STATE OF FLORIDA





Network: Nov 15, 2023 at 2:33:23 PM EST

Local: Nov 15, 2023 at 2:33:23 PM EST



Network: Nov 15, 2023 at 2:33:31 PM EST

Local: Nov 15, 2023 at 2:33:31 PM EST



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
 FROM : Peggy Arraiz, Code Compliance Manager
 SUBJECT : Request for Invoice
 DATE : January 4, 2024

The City of Fort Pierce has contracted with a vendor to complete nuisance abatement services on the address listed below. We request that the owner be billed for the actual cost of the abatement, plus the administration fee of \$100.00.

TYPE OF NUISANCE ABATEMENT: Lot Clearing – CPTED

ADDRESS: 1102 AVENUE F

PARCEL ID #: 2404-822-0015-000/8

CASE #: 23-00002992

LEGAL DESCR.: S/D OF N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 4-35-40 S 80 FT OF N 180 FT OF LOT 5 (OR 284-2361; 2845-2423; 2891-156)

CURRENT OWNER: 31ST STREET SANCTUARY OF GOD INC
 1565 W 19TH ST
 RIVIERA BEACH, FL 33404

.....
 The property was inspected by Fernandez, Manuel, Code Enforcement Officer, and found that the property was brought into compliance by the City's vendor.

Work completed by: Gone Fishing Landscaping & More, LLC.

Date completed: 12/19/2023

Amount to be billed: \$ 750.00 plus \$100.00 administrative fee.

Invoice #: 2024-201

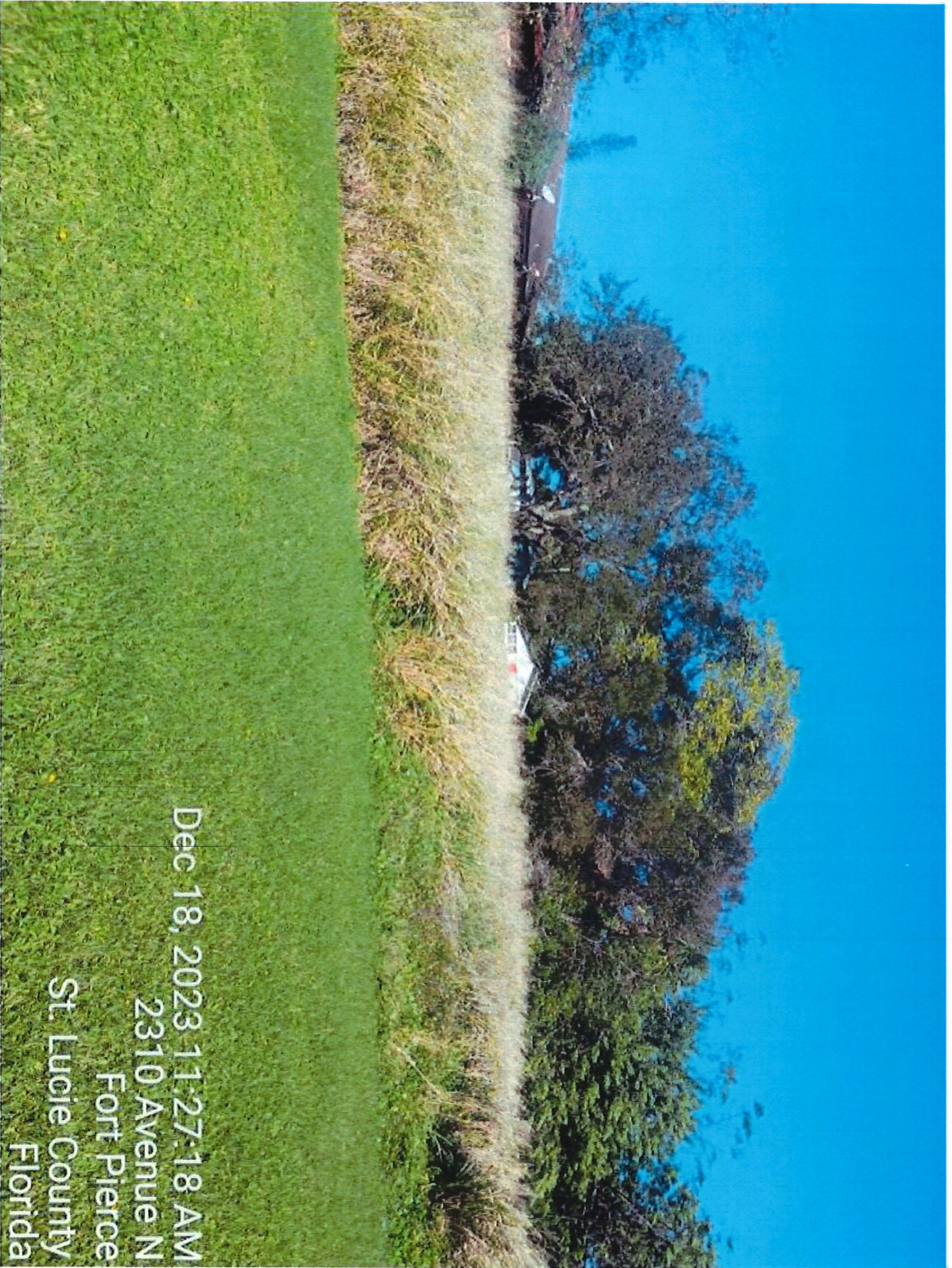
Inspected by: *Manuel Fernandez*

Date: 1/4/24

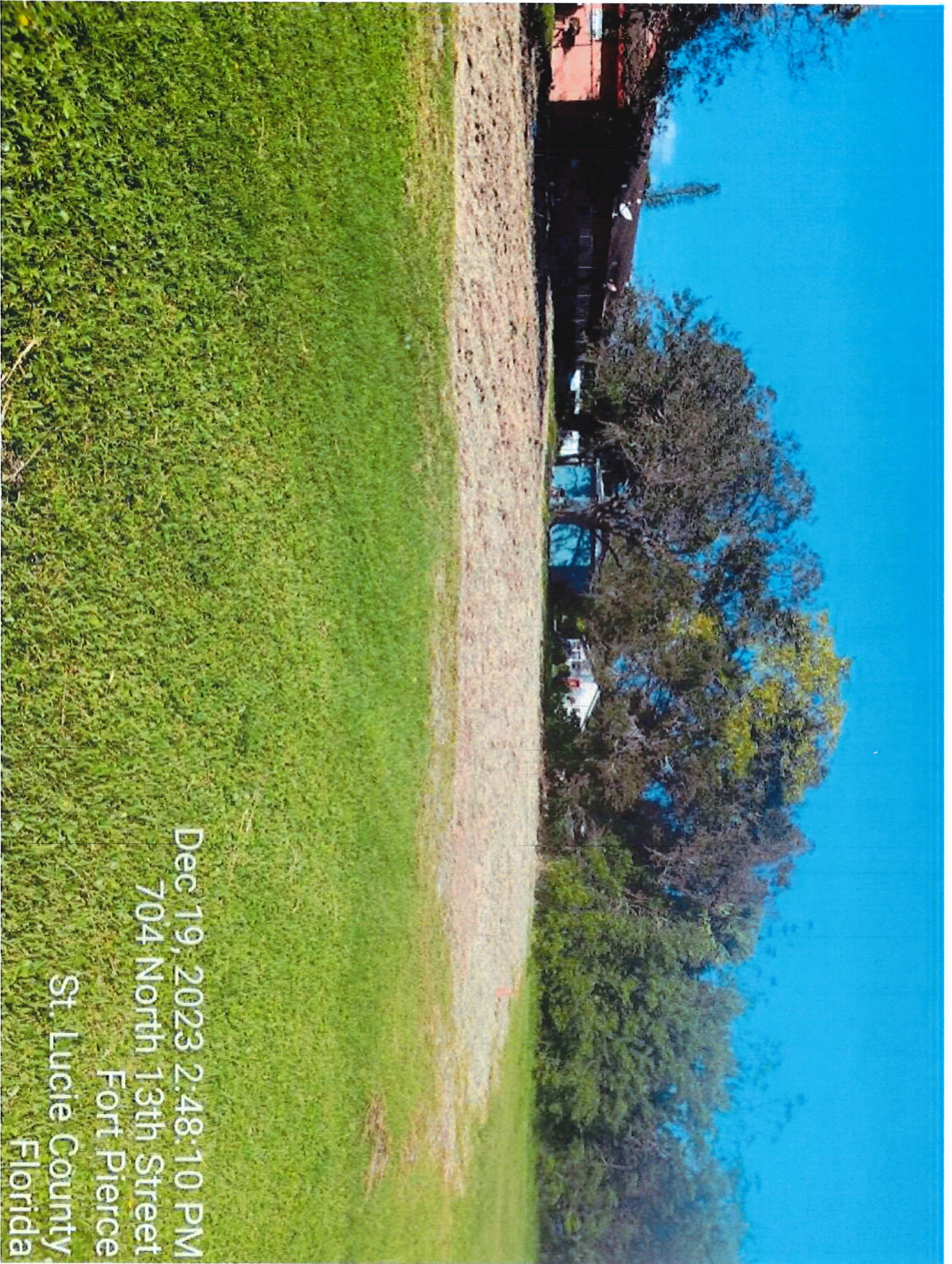
Approved to be billed: *Maryann Arraiz*

Date: 1/10/24

C0123145



Dec 18, 2023 11:27:18 AM
2310 Avenue N
Fort Pierce
St. Lucie County
Florida



Dec 19, 2023 2:48:10 PM
704 North 13th Street
Fort Pierce
St. Lucie County
Florida



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

Case #: 23-2992 Address: 1102 AVENUE F Hearing Date: May 15, 2024

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

None. Property was cut by vendor.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None. Property was acquired in 2023.

Special Magistrate Hearing
Meeting Date: 05/15/2024

7. A.

Information

SUBJECT:

23-0001 CE	110 N 11th St	Pierre S Camille	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	January 4, 2023	Type of Presentation:	Lien Reduction
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OWNER:

VIOLATOR: Pierre S Camille 110 N 11th ST Fort Pierce, FL 34950	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) – Nuisance as an object / Outside storage
Section 24-19, 24-20, 24-21 (11) – Nuisance as an object / Outside storage-indoor furniture
Section 24-19, 24-20, 24-21 (10)(d) – Nuisance as an object / Non-operative vehicles

FINDINGS/CASE FOLLOW-UP:

On May 17, 2023, Special Magistrate Ross found the owner in violation and provided 10 days to comply or be fined \$150.00 daily.

- December 5, 2023 - Fines started due to non-compliance
- January 18, 2024 - Order Assessing Fine and Imposing Lien issued
- March 19, 2024 - Affidavit of Compliance issued. Fines stopped.
- Balance: \$15,040.00

INSPECTIONS: 6

1/4/23	1/24/23	5/15/23	5/29/23
3/5/24	3/13/24		

REDUCTION CRITERIA:

Seriousness of the violation:	Minor/Moderate: Outside storage, remove Non-ops
Any actions taken by the violator to correct the violation:	Outside storage was removed.

Length of time to come into compliance:	10 months
Number of times the violator was previously found in violation:	1
Number of violation notices the violator has received in the past:	6
Extenuating factors preventing compliance:	N/A
Pending violations on other properties owned by the violator:	None

RECOMMENDATION:

Based on a review of the file and information provided by the Requesting Party, staff does not find sufficient evidence to recommend a reduction below the authorized amount of \$5,000.00.

Attachments

Request
Property Card

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/08/2024

Started On: 05/02/2024 08:53 AM



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APR 5 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control


REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

When completing the application form, only complete the amounts due for the request type.

Date:	4/5/24		
Property address:	110 N 11 th St		
Owner(s) of record:	Pierre S Camille		
Mailing address:	110 N 11 ST Fort Pierce FL 34950		
Property tax ID #:	2409-519-0009-000-7		
Original purchase date:	Nov 2004	Original purchase price:	49,000.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Pierre Camille	Relationship to owner(s)	Owner
Telephone #:	772-224-4844	E-Mail:	Camille.Serge@gmail.com
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement	<input type="checkbox"/> Lot Clearing / Nuisance Abatement	<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) 23-0001	\$ 15,040.00	\$ 1,300.00
Recording Fees	\$ _____	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$ 15,040.00	x \$ 1,300.00


04-05-2024
Pierre S Camille
 Signature of Owner or Representative Date Printed Name



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APR 5 2024

CITY OF FORT PIERCE
 COMMUNITY RESPONSE
 Code Enforcement &
 Animal Control

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

All requests for a reduction of a lien must comply with the following:

1. All code enforcement liens must be complied prior to the Department accepting the request.
2. The request must be made by the owner. If the request is made by any other interested party, written proof of permission to act on the owner's behalf must be provided.
3. You must provide a copy of your deed. If title was transferred via Special Warranty Deed or Warranty Deed, you are responsible for contacting the guaranteeing party to have the lien addressed.
4. Be specific when completing your statement. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income). Use extra pages if necessary.
5. Complete the application form and attach to your request. Multiple applications may be submitted with each request.
6. An application fee of \$250.00 per request shall be applied when the request is finalized.
7. Requests for reduction of all liens imposed by the City of Fort Pierce are governed by Rule 15 of the City's Rules & Regulation for the Special Magistrate. A copy of the rule is attached to the application for your reference. A full copy of the Rules & Regulations can be found on the City's website or can be provided upon request.

Property Address: 110 N 11 ST FORT PIERCE FL 34950.
 Parcel ID #: 2409-519-0009-000-7.
 Property Owner: PIERRE S Camille
 Mailing Address: 110 N 11 ST FORT PIERCE FL 34950
 Telephone #: _____ Cell Phone #: 772-224-4844
 E-Mail Address: Camilleserge1@gmail.com
 Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY - STATEMENT

I, Pierre S. Camille, do hereby affirm that I am the owner of the property identified on this request or have provided proof from the owner to act on his/her behalf. I submit this statement in request for a reduction of the penalty imposed and in support offer the following:

The Property was in violation on May 26, 2023. When I call Mr Isaac Saverdo for the final inspection, he said I do need to be there - After more than ~~six~~ weeks, I went in the office of Mr Corey Vauderhurst, Nothing was appeared in my file - I never received any notice. On Dec 2023, I received a letter, I responded this letter on Dec 20, 2023. Mr Isaac S. made a final inspection on March 13. He said he will call me to let me know what's going on. PLEASE INITIAL: The final Notice is a lien dated on April 2, 2024.

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

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

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

Signature: Camille

Date: 04-05-2024

FOR OFFICE USE ONLY:

RECEIVED DATE: 4/9/24

OWNERSHIP INFORMATION:

Copy of deed provided Proof of proxy YES / NO

mmhais

REDUCTION TYPE:

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

REQUEST TYPE:

Fast Track Special Magistrate Review / Hearing date: _____

Return to: (enclose self-addressed envelope)

Name: Herbert Rochester
Address: P O Box 413
Ft. Pierce, FL 34954

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2489708 OR BOOK 2081 PAGE 2104
Recorded: 10/20/04 15:56

This Instrument Prepared by:

Name: Herbert Rochester
Address: P O Box 413
Ft. Pierce FL 34954

* Doc Assump: \$ 0.00
* Doc Tax : \$ 196.00
* Int Tax : \$ 0.00

Property Appraisers Parcel Identification

Folio Number(s): 2409 519 0009 000/7

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 20th day of October 2004, by
ROMAIN LUBIN a single adult
first party, to PIERRE SERGE CAMILLE
whose post office address is 110 N 11th St, Ft. Pierce, Florida
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
St Lucie, State of Florida, to-wit:

Lot 9 C A KILLER SUBDIVISION according to the plat thereof as recorded
in Plat Book 3 Page 16 of the public records of St. Lucie County Florida.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Sharon E. Stephens
Witness Signature (as to first Grantor)

Sharon E. Stephens
Printed Name

Bruce Stephens
Witness Signature (as to first Grantor)

Bruce Stephens
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Romain Lubin
Grantor Signature I.S.

Romain Lubin
Printed Name

112 N. 11th St Ft. Pierce, FL 34950
Post Office Address

Co-Grantor Signature, (if any) I.S.

Printed Name

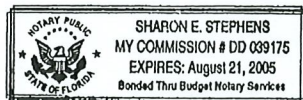
Post Office Address

STATE OF FLORIDA
COUNTY OF ST LUCIE

ROMAIN LUBIN a single adult

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that her
executed the same, and an oath was not taken. (Check one) [X] Said person(s) is/are personally known to me. [] Said person(s) provided the
following type of identification:

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 20th day of October 2004
Date

Sharon E. Stephens
Notary Signature

Sharon E. Stephens
Printed Name

Fort Pierce dec 20 20 23.

Re : Code enforcrment

Case # : 23-0001:

RECEIVED

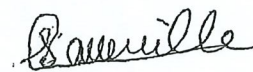
APR 5 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Dear responsible,

After the the consideration of my case the Magistrate accorded to me two weeks to finish properly. Mr Isaac Saucedo made the inspection he told me I had indoors in the yard I must remove. After 5 days I call him he said he will come for the final inspection I do not need to be there. After an average of six weeks I do not receive any letter, I went to the office Mrs Janey Vauderhost pull off my file She do see any notice. She said my case is handle by Mr Isaac, he is out of the office.

Sincerely



Pierre S. Camille

110 N 11 street

Fort pierce Fl 34950

Tel 772 224 4844



ORANGE AVENUE
1717 ORANGE AVE
FORT PIERCE, FL 34950-9998
(800)275-8777

12/20/2023

03:34 PM

Product	Qty	Unit Price	Price
Kwanzaa 2022	1	\$0.66	\$0.66
Grand Total:			\$0.66
Cash			\$1.01
Change			-\$0.35

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informeddelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 113106-0272
Receipt #: 840-53270158-1-8145232-1
Clerk: 2

Code
duforant
20 Dec 83



Property Identification

Site Address: 110 N 11TH ST
Map ID: 24/09N
Parcel ID: 2409-519-0009-000-7
Zoning: Medium Den
Account #: 21660
Use Type: 0100
Sec/Town/Range: 09/35S/40E
Jurisdiction: Fort Pierce

Ownership

Pierre S Camille
110 N 11th ST
Fort Pierce, FL 34950

Legal Description

KILLER'S S/D LOT 9 (OR 2081-2104)

Current Values

Just/Market: \$126,000
Exemptions: \$25,000

Assessed: \$26,102
Taxable: \$1,102

Year
2023
2022
2021

Historical Values 3-year

Just/Market
Assessed

Exemptions
Taxable

\$25,000
\$1,102
\$25,000
\$342
\$24,604
\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-20-2004	2081 / 2104	XX01	QC	Lubin Romain	\$28,000
07-23-2003	1758 / 0208	XX00	WD	Rochester Herbert	\$35,000
07-03-2003	1745 / 2856	XX01	QC	Emma Mike	\$3,000

Primary Building Information

Finished Area of this building: 1,336 SF
Gross Sketched Area: 1,560 SF

Exterior Data

View: Roof Cover: Fibrglss Shg
Year Built: 1926
Primary Wall: Frm Stucco

Roof Structure: Gable
Grade: SFF-High
No. Units: 1

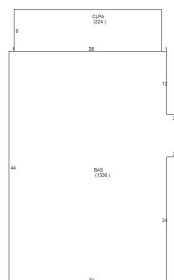
Building Type: SFF
Effective Year: 1950
Secondary Wall:

Interior Data

Bedrooms: 3
Full Baths: 1
Half Baths: 0

A/C %: 0%
Heated %: 0%
Sprinkled %: N/A%

Electric: AVERAGE
Heat Type:
Heat Fuel:
Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	1,336
Gross Sketched Area (SF):	1,560
Land Size (acres):	0.19
Land Size (SF):	8,250
Total Building Count:	1