

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 6, 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.

24-0916 CE	3211 SOUTH US HIGHWAY 1	TROPICAL SMOOTHIE CAFE DBA SKI GROUP II LLC	Charmaine Kirkland
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2.

24-0908 CE	5212 Okeechobee Road A	TROPICAL SMOOTHIE CAFE DBA SK GROUP I LLC	Charmaine Kirkland
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3.

24-0923 CE	2557 S US HWY 1	Alluring Beauty Supply	Charmaine Kirkland
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4.

24-0644CE	3004 Dunbar Street	Cynthia C Howard	Charmaine Kirkland
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24-0517 CE	419 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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6.

24-0518 CE	421 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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24-284 CE	2939 S US Highway 1	STAR TAX THE SHINIEST STAR	Heather Debevec	
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8.

24- 393 CE	1020 Orange Avenue	PIERRE J ERISTHENE	Heather Debevec	
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9.

24- 310 CE	511 S 3rd Street	HT-EV LLC	Heather Debevec	
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10.

24-0921 CE	7045 Okeechobee Road	Marathon Gas	Charmaine Kirkland	
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21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo	
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24-0718 CE	1018 Tortugas Avenue	Evelyn J Mena, Edio B Godinez	Charmaine Kirkland	
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4. **PUBLIC HEARINGS - CITATION APPEALS**

A.

24-732 CE	5675 S US Highway 1	Lon Dowling, Best Friends BBQ LLC	Charmaine Kirkland	
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5. **PUBLIC HEARINGS - CITATIONS**

A.

24-0513 PK	1600 North 23rd Street	Kevin Bedgood DBA Devon Express Transportation	Charmaine Kirkland	
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B.

24-0448 CE	1508 N 25th St	Tax One Services, LLC	Charmaine Kirkland	
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C.

24-667 CE	1508 N 25th St	Tax One Services, LLC	Isaac Saucedo	
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6. **PUBLIC HEARINGS - VIOLATION CASES**

A.

24-0789 CE	504 N 15th St	Ewald A Knolle, Pamela Lapress	Isaac Saucedo	
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B.

24-0475 CE	2308 Canal Terr	Claire-Alexie Norzelus	Charmaine Kirkland	
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C.	24-0909 BTR	229 Avenue A	INTUITIVE ART STUDIO	Charmaine Kirkland
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D.	24-0922 BTR	2503 Indiana Avenue	La Esquina	Charmaine Kirkland
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E.	24-0032 CE	1110 North 29th St	SP Pine Creek Village LP	Charmaine Kirkland
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	24-0380 CE	428 N 16th ST	Christine Hall Darlene Coppins Bertha Walker	Manuel Fernandez Jr
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G.	24-0213 CE	206 N 21st ST	Linda L Alfaro Marie E Alfaro	Manuel Fernandez Jr
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	24-0519 CE	423 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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I.	24-0520 CE	425 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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J.	24-456 CE	601 S 3rd Street	JOHN NAPLES	Heather Debevec
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K.	24-457 CE	605 N 7th Street	GABRIEL MURRIETA (TR)	Heather Debevec
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L.	24-709 CE	1171 Binney Drive	HARRY K JOHNSON (TR)(EST)	Heather Debevec
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	22-3214	1014 Chipola Rd	Precision Rentals and Investments LLC	Isaac Saucedo
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

9. **OTHER CASES**

10. **NEW BUSINESS**

11. **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: 06/06/2024

Re: Case# 24-916 - 3211 S US Hwy 1

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

Information

SUBJECT:

24-0916 CE	3211 SOUTH US HIGHWAY 1	TROPICAL SMOOTHIE CAFE DBA SKI GROUP II LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 4, 2024	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: TROPICAL SMOOTHIE CAFE DBA SKI GROUP II LLC 3211 SOUTH US HIGHWAY 1 FT PIERCE, FL 34982	REGISTERED AGENT: KOOZHAMPALA JOSEPH 3224 SOUTH US HIGHWAY 1 FT PIERCE, FL 34982
OWNER: AVE MARIA COMPANY LLC 3224 S US HWY 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: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/20/2024 02:52 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 06/06/2024

Re: Case# 24-908 - 5212 Okeechobee Rd Suite A

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

Information

SUBJECT:

24-0908 CE	5212 Okeechobee Road A	TROPICAL SMOOTHIE CAFE DBA SK GROUP I LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 4, 2024	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: TROPICAL SMOOTHIE CAFE DBA SK GROUP I LLC 5212 OKEECHOBEE ROAD A FORT PIERCE, FL 34947	OWNER: FORT PIERCE PLAZA LLC 1820 AVENUE K BROOKLYN, NY 11230
REGISTERED AGENT: REGISTERED AGENTS INC 7901 4TH STREET NORTH SUITE 300 ST PETERSBURG, FL 33702	

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: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/20/2024 02:37 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 06/06/2024

Re: Case# 24-923 - 2557 S US Hwy 1

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

Information

SUBJECT:

24-0923 CE	2557 S US HWY 1	Alluring Beauty Supply	Charmaine Kirkland
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CASE INFORMATION:

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

VIOLATOR: ALLURING BEAUTY SUPPLY 2557 S US HWY 1 FT PIERCE, FL 34982	REGISTERED AGENT: ALBERT J FRAGA 2600 S DOUGLAS ROAD SUITE 610 CORAL GABLES, FL 33134
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OWNER: EHDEN NV C/O FRAGA PROPERTIES 2600 S DOUGLAS RD STE 610 CORAL GABLES, FL 33134	
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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: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/23/2024 09:07 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 06/06/2024

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:	COMPLIED	
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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

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

Final Approval Date: 05/08/2024

Special Magistrate Hearing

Meeting Date: 06/06/2024

Re: Case# 24-0517 - 419 N 21st St

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

Information

SUBJECT:

24-0517 CE	419 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	February 29, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR / PROPERTY OWNER: RRE Trust Company LLC (TR) 1217 Cape Coral Pkwy E Ste 137 Cape Coral, FL 33904	VIOLATOR: RRE Trust Company LLC (TR) 7050 Palmetto Park Road W, Suite 15-344 Boca Raton, FL 33433-3461
REGISTERED AGENT: L.T.S.C. LLC 28 West Park Avenue Lake Wales, FL 33853	

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 do the following:
 - Pressure wash and paint where chipping, staining and/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: 05/29/2024

Started On: 04/22/2024 02:10 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 06/06/2024

Re: Case# 24-0518 - 421 N 21st St

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

Information

SUBJECT:

24-0518 CE	421 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	February 29, 2024	Type Of Presentation:	COMPLIED
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OWNER:

VIOLATOR / PROPERTY OWNER: RRE Trust Company LLC (TR) 1217 Cape Coral Pkwy E Ste 137 Cape Coral, FL 33904	VIOLATOR: RRE Trust Company LLC (TR) 7050 Palmetto Park Road W, Suite 15-344 Boca Raton, FL 33433-3461
REGISTERED AGENT: L.T.S.C. LLC 28 West Park Avenue Lake Wales, FL 33853	

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 do the following:
 - Pressure wash and paint where chipping, staining and/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: 05/29/2024

Started On: 04/22/2024 03:11 PM

Special Magistrate Hearing

Meeting Date: 06/06/2024

Re: Case# 24-284 - 2939 S US Highway 1

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

Information

SUBJECT:

24-284 CE	2939 S US Highway 1	STAR TAX THE SHINIEST STAR	Heather Debevec
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CASE INFORMATION:

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

VIOLATOR: STAR TAX THE SHINIEST STAR 2939 S US HWY 1 FT PIERCE, FL 34982	OWNER: GRIMES PLAZA I LLC 3203 N INDIAN RIVER DRIVE FT PIERCE, FL 34946
REGISTERED AGENT: JAMES F GRIMES 3203 NORTH INDIAN RIVER DR FT PIERCE, FL 34946	

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

Special Magistrate Hearing

3. B. 8.

Meeting Date: 06/06/2024

Re: Case# 24-393 - 1020 Orange Avenue

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

Information

SUBJECT:

24- 393 CE	1020 Orange Avenue	PIERRE J ERISTHENE	Heather Debevec
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CASE INFORMATION:

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

OWNER: PIERRE J ERISTHENE 1020 ORANGE AVE FT 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

RECOMMENDATION:

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

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

- Remove the outside storage.
- Remove the indoor furniture from the yard.

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

Form Review

Form Started By: Heather Debevec

Started On: 02/28/2024 10:02 AM

Final Approval Date: 05/29/2024

Special Magistrate Hearing

3. B. 9.

Meeting Date: 06/06/2024

Re: Case # 24-310 - 511 S 3rd Street

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

Information

SUBJECT:

24- 310 CE	511 S 3rd Street	HT-EV LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: HT-EV LLC 244 BERMUDA BEACH DR FT. PIERCE, FL 34949	REGISTERED AGENT: DAVID E. REINDOLLAR 244 BERMUDA BEACH DR FT. PIERCE, FL 34949
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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 violations exist, that the following be ordered:

1. The violator(s) be given 30 days:

- Paint the building.

2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address:

- The repair of the roof and fascia.

Failure to comply will result in a fine of \$200.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 03/15/2024 04:50 PM

Final Approval Date: 05/29/2024

Special Magistrate Hearing

3. B. 10.

Meeting Date: 06/06/2024

Re: Case #24-921 - 7045 Okeechobee Road

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

Information

SUBJECT:

24-0921 CE	7045 Okeechobee Road	Marathon Gas	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 11, 2024	Type of Presentation:	COMPLIED
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OWNER:

VIOLATOR: MARATHON GAS 7045 OKEECHOBEE ROAD FT PIERCE, FL 34945	OWNER: WILLIAM D MCKNIGHT KATHRYN A MCKNIGHT PO BOX 1110 BRANDON, FL 33509
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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: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/23/2024 09:30 AM

Special Magistrate Hearing

Meeting Date: 06/06/2024

Information

SUBJECT:

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

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

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

VIOLATIONS:

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

FINDINGS/ORDER:

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

ACTION DATES:

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

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 04/04/2024

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

Property Identification

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

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

Ownership

Greit LLC
PO Box 13175
Fort Pierce, FL 34979

Legal Description

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

Current Values

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

Property taxes are subject to change upon change of ownership.

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

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



Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Katherine Calderon

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

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Kat,

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

Best Regards,

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

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

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



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

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

Good morning!

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

Thank You

Please keep me updated.



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

Case #: 23-00000386

Address: 119
WISTERIA AVE

Hearing Date: December 6, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

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

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing

Meeting Date: 06/06/2024

Re: Case# 24-718 - 1018 Tortugas Avenue

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

Information

SUBJECT:

24-0718 CE	1018 Tortugas Avenue	Evelyn J Mena, Edio B Godinez	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 22, 2024	Type of Presentation:	CONTINUED
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OWNER:

VIOLATOR: EVELYN J MENA ENIO B GODINEZ 1018 TORTUGAS AVENUE FT PIERCE, FL 34982	
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VIOLATIONS:

- Section 30-28(c) – Responsibility for containers
- IPMC 702.4 Emergency escape openings (covered windows)
- 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:

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 boards and shutters from all windows throughout the home.
 - Remove dolly’s, tarps, concrete blocks, buckets, milk crates, wood pallets and any other items in the above-mentioned ordinance and store them out of public view, a garage, or shed.
 - Remove any indoor furniture that has been left outside.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Started By: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/21/2024 04:25 PM

Special Magistrate Hearing

4. A.

Meeting Date: 06/06/2024

Re: Case# 24-732 - 5675 S US Highway 1

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

Information

SUBJECT:

24-732 CE	5675 S US Highway 1	Lon Dowling, Best Friends BBQ LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 29, 2024	Type of Presentation:	Code Enforcement Citation Dispute
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OWNER:

VIOLATOR: Best Friends BBQ LLC 1820 NE Jensen Beach Blvd, Jensen Beach, FL 34957	VIOLATOR: Best Friends BBQ LLC 5675 S US Highway 1 Fort Pierce, FL 34982
REGISTERED AGENT: Lon Eugene Dowling 1820 NE Jensen Beach Blvd, Jensen Beach, FL 34957	OTHER: Lon Eugene Dowling 5675 S US Highway 1 Fort Pierce, FL 34982

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
1938 CE	Section 36-411 Stormwater Discharge Prohibited	\$250.00	\$10.00		\$260.00

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exists, the violator be assessed the total due as indicated above. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/29/2024

Started On: 04/29/2024 09:47 AM

Special Magistrate Hearing

5. A.

Meeting Date: 06/06/2024

Re: Case# 24-513 - 1600 North 23rd Street

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

Information

SUBJECT:

24-0513 PK	1600 North 23rd Street	Kevin Bedgood DBA Devon Express Transportation	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 22, 2024	Type of Presentation:	Citation
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OWNER:

OWNER: KEVIN BEDGOOD DBA DEVON EXPRESS TRANSPORTATION	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20142PK	34-31(L) Parking On 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(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/20/2024 03:04 PM

Special Magistrate Hearing

5. B.

Meeting Date: 06/06/2024

Re: Case# 24-448 - 1508 N 25th Street

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

Information

SUBJECT:

24-0448 CE	1508 N 25th St	Tax One Services, LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	February 3, 2024	Type of Presentation:	Code Enforcement Citation
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OWNER:

VIOLATOR: Tax One Services, LLC 1508 N 25th Street Fort Pierce, FL 34950	VIOLATOR: Tax One Services, LLC 2424 N Congress Ave, Suite A West Palm Beach, FL 33409
REGISTERED AGENT: Makency Fleurilus 2424 N Congress Ave, Suite A West Palm Beach, FL 33409	PROPERTY OWNER: MS INVESTMENT PROPERTIES LLC 3750 Hacienda Blvd, Ste C Davie, FL 33314

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1936 CE	117-5(5) - Prohibited Signs	223 @ \$100.00	\$23,300.00	\$10.00	\$23,310.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$23, 310.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/17/2024 11:38 AM

Special Magistrate Hearing

5. C.

Meeting Date: 06/06/2024

Re: Case# 24-667 - 1508 N 25th St

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

Information

SUBJECT:

24-667 CE	1508 N 25th St	Tax One Services, LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 11, 2024	Type of Presentation:	Code Enforcement Citation
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OWNER:

VIOLATOR: Tax One Services, LLC 1508 N 25th Street Fort Pierce, FL 34950	VIOLATOR: Tax One Services, LLC 2424 N Congress Ave, Suite A West Palm Beach, FL 33409
REGISTERED AGENT: Makency Fleurilus 2424 N Congress Ave, Suite A West Palm Beach, FL 33409	PROPERTY OWNER: MS INVESTMENT PROPERTIES LLC 3750 Hacienda Blvd, Ste C Davie, FL 33314

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1254 CE	117-5(5) - Prohibited Signs	132 @ \$200.00	\$26,400.00	\$10.00	\$26,410.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$26,410.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 05/29/2024

Started On: 04/16/2024 01:58 PM

Special Magistrate Hearing

6. A.

Meeting Date: 06/06/2024

Re: Case# 24-0789 - 504 N 15th St

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

Information

SUBJECT:

24-0789 CE	504 N 15th St	Ewald A Knolle, Pamela Lapress	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 04, 2024	Type of Presentation:	Nuisance Abatement Dispute
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OWNER:

VIOLATOR: Ewald A Knolle Pamela Lapress 4694 SW 45th Ave Fort Lauderdale, FL 33314	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (10)(D) - Non-operable vehicles

RECOMMENDATION:

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

1. The violator be given 10 days to do the following:
 - Please remove the non-operable blue and red semi's, and flats beds off the property.
2. Failure to comply will result in the semi's and the flat beds being towed off the property.

Form Review

Form Started By: Katherine Calderon

Started On: 04/16/2024 09:46 AM

Final Approval Date: 05/29/2024

Special Magistrate Hearing

6. B.

Meeting Date: 06/06/2024

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:	Regular	
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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.
2. 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

6. C.

Meeting Date: 06/06/2024

Re: Case #24-909 - 229 Avenue A

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

Information

SUBJECT:

24-0909 BTR	229 Avenue A	INTUITIVE ART STUDIO	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 10, 2024	Type of Presentation:	BTR
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OWNER:

VIOLATOR: INTUITIVE ART STUDIO 229 AVENUE A FT PIERCE, FL 34950	OWNER: JAMES E HATFIELD PO BOX 1506 FT PIERCE, FL 34954
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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: Charmaine Kirkland

Started On: 04/20/2024 02:29 PM

Final Approval Date: 05/29/2024

Special Magistrate Hearing

6. D.

Meeting Date: 06/06/2024

Re: Case #24-922 - 2503 Indiana Avenue

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

Information

SUBJECT:

24-0922 BTR	2503 Indiana Avenue	La Esquina	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	April 10, 2024	Type of Presentation:	BTR
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OWNER:

VIOLATOR: LA ESQUINA 2503 INDIANA AVENUE FT PIERCE, FL 34947	REGISTERED AGENT: RASHIK ADHIKARI 23008 VIA STEL BOCA RATON, FL 33433
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OWNER: PURA VEDA LLC 23008 VIA STEL BOCA RATON, FL 33433	
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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: Charmaine Kirkland
Final Approval Date: 05/29/2024

Started On: 04/23/2024 09:21 AM

Special Magistrate Hearing

6. E.

Meeting Date: 06/06/2024

Re: Case# 24-0032 - 1110 North 29th St

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

Information

SUBJECT:

24-0032 CE	1110 North 29th St	SP Pine Creek Village LP	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	March 28, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: SP PINE CREEK VILLAGE LP 31899 DEL OBISPO ST STE 150 SAN JUAN CAPISTRANO, CA 92675	REGISTERED AGENT: REGISTERED AGENT SOLUTIONS, INC 2894 REMINGTON GREEN LANE SUITE A TALLAHASSEE, FL 32308
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VIOLATIONS:

IPMC 302.7 Accessory structures.

Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

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. The violator(s) be given 10 days to:
 - Repair the gates for the dumper area to be properly secured.
 - Remove all household furniture located throughout the property.
 - Cut down all overgrown bushes, hedges, grass and trees throughout the property.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland

Started On: 04/21/2024 01:28 PM

Final Approval Date: 05/29/2024

Special Magistrate Hearing

Meeting Date: 06/06/2024

Re: Case # 24-0380 - 428 N 16th ST

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

Information

SUBJECT:

24-0380 CE	428 N 16th ST	Christine Hall Darlene Coppins Bertha Walker	Manuel Fernandez Jr
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CASE INFORMATION:

Case Initiated:	February 15, 2024	Type Of Presentation:	Regular
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OWNER:

Christine Hall Darlene Coppins Bertha Walker 428 N 16th ST Ft Pierce, FL 34950	
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VIOLATIONS:

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 5 days to do the following
 - Move all the trash and recycling containers from the front of the structure on non-collection days.
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: 05/29/2024

Started On: 04/03/2024 03:28 PM

Special Magistrate Hearing

6. G.

Meeting Date: 06/06/2024

Re: Case # 24-0213 - 206 N 21st St

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

Information

SUBJECT:

24-0213 CE	206 N 21st ST	Linda L Alfaro Marie E Alfaro	Manuel Fernandez Jr
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CASE INFORMATION:

Case Initiated:	February 15, 2024	Type Of Presentation:	Regular
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OWNER:

Linda L Alfaro Marie E Alfaro 748 Main St Farmingdale, NY 11735	
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VIOLATIONS:

Section 30-28(c) - Responsibility For Containers
 IMPC 304.2 Protective Treatment
 IMPC 304.13 Window, Skylight, and door frames

RECOMMENDATION:

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

1. The violator(s) be given 30 days to do the following:
 - Move all the trash/recycling containers from the front of the house on non-collection days.
 - Pressure wash and paint where staining, molding, or discoloration has occurred.
 - Repair the broken window by the front door.
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: 05/29/2024

Started On: 04/04/2024 08:48 AM

Special Magistrate Hearing

Meeting Date: 06/06/2024

Re: Case# 24-0519 - 423 N 21st St

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

Information

SUBJECT:

24-0519 CE	423 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	February 29, 2024	Type Of Presentation:	Regular
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OWNER:

VIOLATOR/ PROPERTY OWNER: RRE Trust Company LLC (TR) 1217 Cape Coral Pkwy E Ste 137 Cape Coral, FL 33904	VIOLATOR: RRE TRUST COMPANY LLC (TR) 7050 PALMETTO PARK ROAD W, SUITE 15-344 BOCA RATON, FL 33433
REGISTERED AGENT: L.T.S.C. LLC 28 West Park Avenue Lake Wales, FL 33853	

VIOLATIONS:

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 15 days to do the following:
 - Move all trash/recycling containers from the front of the structure on non-collection days.
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: 05/29/2024

Started On: 04/22/2024 04:20 PM

Special Magistrate Hearing

6. I.

Meeting Date: 06/06/2024

Re: Case# 24-0520 - 425 N 21st St

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

Information

SUBJECT:

24-0520 CE	425 N 21st St	RRE Trust Company LLC (TR)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	February 29, 2024	Type Of Presentation:	Regular
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OWNER:

VIOLATOR / PROPERTY OWNER: RRE Trust Company LLC (TR) 1217 Cape Coral Pkwy E Ste 137 Cape Coral, FL 33904	VIOLATOR: RRE Trust Company LLC (TR) 7050 Palmetto Park Road W, Suite 15-344 Boca Raton, FL 33433-3461
REGISTERED AGENT: L.T.S.C. LLC 28 West Park Avenue Lake Wales, FL 33853	

VIOLATIONS:

Section 30-28(c) Responsibility For Containers

Section 24-19, 24-20, 24-11(11) - Nuisance as an object / Outside Storage-indoor furniture

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 do the following:
 - Move all trash and recycling containers to the side or rear of the structure on non-collection days.
 - Remove or place inside the indoor-styled chair by the front door.
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: 05/29/2024

Started On: 04/23/2024 08:28 AM

Special Magistrate Hearing

6. J.

Meeting Date: 06/06/2024

Re: Case # 24-456 - 601 S 3rd Street

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

Information

SUBJECT:

24-456 CE	601 S 3rd Street	JOHN NAPLES	Heather Debevec
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CASE INFORMATION:

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

OWNER: JOHN NAPLES 1350 JUANITA AVE FT PIERCE, FL 34946	
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VIOLATIONS:

Section 125-322(e)(5) – Outside storage – Commercial
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 to:
 - Secure the obscuring screening to the fence.
 - Replace or repair the canopy.
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: 05/29/2024

Started On: 03/19/2024 03:33 PM

Special Magistrate Hearing

6. K.

Meeting Date: 06/06/2024

Re: Case# 24-457 - 605 N 7th Street

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

Information

SUBJECT:

24-457 CE	605 N 7th Street	GABRIEL MURRIETA (TR)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 23, 2024	Type of Presentation:	R/D	
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OWNER:

OWNER: GABRIEL MURRIETA (TR) 776 NW 100TH STREET MIAMI, FL 33150	
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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

RECOMMENDATION:

The City requests that the Special Magistrate finds that a violation of Section 30-28(c) – Responsibility for containers, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage did exist but was cured prior to today’s hearing.

The City requests that the violator be notified that if any of the violations mentioned above 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 Review

Form Started By: Heather Debevec

Started On: 03/19/2024 04:27 PM

Special Magistrate Hearing

6. L.

Meeting Date: 06/06/2024

Re: Case # 24-709 - 1171 Binney Drive

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

Information

SUBJECT:

24-709 CE	1171 Binney Drive	HARRY K JOHNSON (TR)(EST)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 1, 2024	Type of Presentation:	Repeat
First Hearing Date:	September 20, 2023	Findings:	<p>On this date, the Special Magistrate found the following violations existed:</p> <ul style="list-style-type: none"> ● Section 30-28(c) – Responsibility for containers ● Section 123-37(12) –Landscape maintenance

OWNER:

<p>OWNER: HARRY K JOHNSON (TR)(EST) 1171 BINNEY DR FT PIERCE, FL 34949</p>	<p>OTHER: CORLISS PHILLIPS 1903 PLOVER AVE FT PIERCE, FL 34949</p>
<p>OTHER: LANCE C JOHNSON 7916 149TH ST APT 2F FLUSHING, NY 11367</p>	

VIOLATIONS:

Section 30-28(c) – Responsibility for containers
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) 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 19, 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: Heather Debevec

Started On: 03/19/2024 11:19 AM

Final Approval Date: 05/29/2024

Special Magistrate Hearing
Meeting Date: 06/06/2024

7. A.

Information

SUBJECT:

22-3214	1014 Chipola Rd	Precision Rentals and Investments LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 14, 2022	Type of Presentation:	Massey
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OWNER:

VIOLATOR: Precision Rentals and Investments LLC 1110 Colonial Rd Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.1 Exterior structure - General
IPMC 304.2 Protective treatment
IPMC 304.7 Roofs and drainage
Section 123-37(12) - Landscape maintenance

FINDINGS/ORDER:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Pulled permits and repaired deteriorated trim and roof, pressure washed and painted home, trimmed overgrown bushes, trees, shrubs and grass.
3. Any previous violations committed by the violator: None

ACTION DATES:

March 15, 2023 - Special Magistrate Ross ordered violator to comply within 10 days or be fined \$150 daily.
March 30, 2023 - 180 day extension granted
December 5, 2023 - Affidavit of Non-Compliance issued for IPMC 304.1 Exterior structure - General, IPMC 304.2 Protective treatment, IPMC 304.7 Roofs and drainage
January 25, 2024 - Massey 20 day letter sent
May 2, 2024 - Request for Massey received
May 7, 2024 - Affidavit of Compliance issued
Total Fines: \$23,280.00

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 05/29/2024

Started On: 05/22/2024 03:15 PM

Property Identification

Site Address: 1014 Parcel ID: 2415-601-0439- Account #: 24859 Sec/Town/Range:
 CHIPOLA RD 000-1 15/35S/40E
 Map ID: 24/15N Zoning: Medium Den Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Precision Rentals AND Investments LLC
 1110 Colonial RD
 Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 28 SLY 30 FT OF LOT 12 AND ALL LOT 13

Current Values

Just/Market: \$163,600 Assessed: \$163,600
 Exemptions: \$0 Taxable: \$163,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$163,600	\$163,600	\$0	\$163,600
2022	\$148,800	\$95,348	\$0	\$95,348
2021	\$107,100	\$86,680	\$0	\$86,680

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-15-2022	4905 / 1838	0111	QC	Brockington Markesha	\$0
06-28-2018	4153 / 1418	0001	WD	Phillius Magdalen	\$75,000
09-12-2013	3559 / 0938	0001	WD	Neu Billy G	\$51,000

Primary Building Information

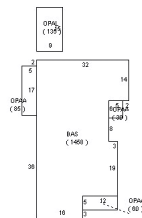
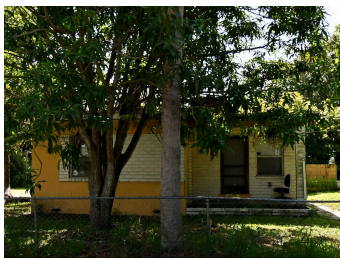
Finished Area of this building: 1,458 SF
 Gross Sketched Area: 1,768 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: SFAV
Year Built: 1950	Frame:	Grade: SFAV-Fair	Effective Year: 1950
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: A TL/CON



Total Areas

Finished/Under Air (SF):	1,458
Gross Sketched Area (SF):	1,768
Land Size (acres):	0.27
Land Size (SF):	11,880
Total Building Count:	1

Katherine Calderon

From: JACKOF ALLTRADES <jackofalltrades0224@gmail.com>
Sent: Thursday, May 2, 2024 10:40 AM
To: Katherine Calderon
Subject: Re: 22-3214 1014 Chipola Rd

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

It was a pleasure speaking with you. I would like to request a Massey Hearing for reduction of fines and if possible, I would like to request to be scheduled for the June 6th hearing. Please advise.

On Thu, May 2, 2024 at 10:33 AM Katherine Calderon <kcalderon@cityoffortpierce.com> wrote:

Good morning,

Pursuant to our phone conversation, please respond with your request.

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

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



*Massey letter sent
in January. Lien
drafted and waiting
for signature*
[Signature]