

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 18, 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.

23-2918 CE	1109 Avenue G	Frank Blandino	Manuel Fernandez
------------	---------------	----------------	------------------

2.

24-0522 CE	433 N 21st ST	Lynford J Morrison Janie Morrison	Manuel Fernandez Jr.
------------	---------------	--------------------------------------	----------------------

3.

24-0545PK	Jaycee Park	Tara Jean McCaffrey	Charmaine Kirkland
-----------	-------------	---------------------	-----------------------

4.

24-0622 CE	1214 Georgia Ave	Villari Properties LLC	Manuel Fernandez Jr.
------------	------------------	------------------------	----------------------

5.

24-0583 PK	100 Block of Atlantic Avenue	Lacey Marie Johnson	Charmaine Kirkland
------------	---------------------------------	---------------------	-----------------------

6.

24-0678 CE	1022 Trinidad Avenue	Candace Spagnuolo	Charmaine Kirkland
------------	----------------------	-------------------	-----------------------

7.

24-391 CE	820 Orange Avenue	JAMES E HATFIELD	Heather Debevec
-----------	-------------------	------------------	-----------------

8.	24- 310 CE	511 S 3rd Street	HT-EV LLC	Heather Debevec
----	------------	------------------	-----------	-----------------

4. **PUBLIC HEARINGS - CITATIONS**

A.	24-0587 PK	100 Blk of N Depot Dr	New Smyrna Beach Chevrolet	Manuel Fernandez Jr.
----	---------------	--------------------------	-------------------------------	-------------------------

B.	24-0548 PK	Jaycee Park	Matthew Christopher Ramos	Charmaine Kirkland
----	------------	-------------	------------------------------	-----------------------

C.	24-0549 PK	1000 Tortugas Avenue	Armando Neftali Mendez Ramirez	Charmaine Kirkland
----	------------	----------------------	-----------------------------------	-----------------------

D.	24-0579 PK	100 Block Atlantic Avenue	Zaida Ponce Quesada	Charmaine Kirkland
----	------------	------------------------------	---------------------	--------------------

E.	24-0582 PK	100 Block Atlantic Avenue	Lynne Ann Pearl	Charmaine Kirkland
----	------------	---------------------------	-----------------	-----------------------

F.	24-0580 PK	100 Block Atlantic Avenue	Jacqueline Susan Yazzie	Charmaine Kirkland
----	------------	------------------------------	-------------------------	-----------------------

G.	24-395 PK	200 Blk North Indian River Drive	Christopher Chambley	Michael Rabenecker
----	-----------	-------------------------------------	----------------------	-----------------------

H.	24-396 PK	200 Blk North Indian River Drive	Ashton Utilities, INC.	Michael Rabenecker
----	-----------	-------------------------------------	------------------------	-----------------------

I.	24-397 PK	200 Blk North Indian River Drive	Katelyn Malanaphy	Michael Rabenecker
----	-----------	-------------------------------------	-------------------	-----------------------

J.	24-417 PK	100 Blk Melody Lane	Kenneth Bourne	Michael Rabenecker
----	-----------	---------------------	----------------	-----------------------

K.	24-481 PK	Gulfstream Beach Access	Marilyn Ortiz	Michael Rabenecker
----	-----------	-------------------------	---------------	-----------------------

L.	24-487 PK	602 S. 17th Street	Beatriz Sosa Garcia	Michael Rabenecker
----	-----------	--------------------	---------------------	-----------------------

M.	24-488 PK	South Causeway Park	Eartha Williams	Michael Rabenecker
----	-----------	---------------------	-----------------	--------------------

N.	24-489 PK	South Causeway Park	Teresa Flagella, Jessica Flagella	Michael Rabenecker
----	-----------	---------------------	-----------------------------------	--------------------

O.	24-651 PK	100 Blk S. 6th Street	Louveture Edmond Richecard Edmond	Michael Rabenecker
----	-----------	-----------------------	--------------------------------------	--------------------

5. **PUBLIC HEARINGS - CITATION APPEALS**

A.	24-721 CE	2777 S US Highway 1	All Approved Autoworks, Ralph Lahusky	Heather Debevec
----	-----------	---------------------	---------------------------------------	-----------------

B.	24-354 CT	14 W Harbour Isle Dr	Harbour Isle at Hutchinson Island West	Heather Debevec
----	-----------	----------------------	--	-----------------

C.	24-37 PK	100 Blk Marina Way	Lisa Obrien, James Obrien	Michael Rabenecker
----	----------	--------------------	---------------------------	--------------------

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	24-0643 CE	3005 Dunbar Street	Lillie M Jones (EST)	Charmaine Kirkland
----	------------	--------------------	----------------------	--------------------

B.	24-0642 CE	3009 Dunbar Street	Dan Williams	Charmaine Kirkland
----	------------	--------------------	--------------	--------------------

C.	24-0649 CE	1303 North 24th Street	Remington Global LLC	Charmaine Kirkland
----	------------	------------------------	----------------------	--------------------

D.	24-0718 CE	1018 Tortugas Avenue	Evelyn J Mena, Edio B Godinez	Charmaine Kirkland
----	------------	----------------------	-------------------------------	--------------------

E.	24-1032 BTR	2140 N US HWY 1	Pampered Paw Pet Groom	Manuel Fernandez Jr.
----	-------------	-----------------	------------------------	----------------------

F.	24-0525 CE	426 N 21st ST	Chandrea Denise Harden Cassandra Harden	Manuel Fernandez Jr.
----	------------	---------------	--	----------------------

G.	24-0515 CE	438 N 19th ST	LaKenya R Taylor	Manuel Fernandez Jr.
H.	24-0523 CE	431 N 21st ST	Brittany Georges	Manuel Fernandez Jr.
I.	24-0528 CE	720 Texas CT B	Peter H Oyibo	Manuel Fernandez Jr.
J.	24-0192 CE	1120 Colonial Rd	Precision Rentals and Investments LLC	Manuel Fernandez Jr.
K.	24-71 CE	1240 Binney Drive	MARY SUSAN NUNN	Heather Debevec
L.	24-210 CE	2921 S US Highway 1	GRIMES PLAZA I LLC	Heather Debevec
M.	24- 611CE	301 Orange Avenue	JAMES HATFIELD	Heather Debevec
N.	24- 223CE	221 N US Highway 1	ZORAIDA FERNANDEZ	Heather Debevec
O.	24-217 CE	1889 N US Highway 1	REAL SUB LLC	Heather Debevec
P.	24-399 CE	1028 Orange Avenue	JOYCE M FORREST	Heather Debevec
Q.	24-400 CE	106 N 11th Street (AKA 108 N 8th Street)	JOYCE M FORREST	Heather Debevec
R.	24-271 CE	3205 S US Highway 1	AVE MARIA COMPANY LLC	Heather Debevec

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

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
Meeting Date: 06/18/2024

3. B. 1.

Information

SUBJECT:

23-2918 CE	1109 Avenue G	Frank Blandino	Manuel Fernandez
------------	---------------	----------------	------------------

CASE INFORMATION:

Case Initiated:	October 31, 2023	Type of Presentation:	CONTINUED
-----------------	------------------	-----------------------	-----------

OWNER:

VIOLATOR: Frank Blandino 900 Egret Ave Fort Pierce, FL 34982	
---	--

VIOLATIONS:

Section 24-19 - Maintenance of Nuisance on Property Prohibited
Section 24-21 - Nuisance as a Condition

FINDINGS/CASE FOLLOW-UP:

October 31, 2023 – Case initiated

November 2, 2023 – Notice of violation was sent out via Certified mail and posted the same day.

November 13, 2023 – First Follow up inspection was done. The property was still overgrown

November 21, 2023 – Property was placed on Our bid list.

November 27, 2023 – Another inspection was done. It looked like someone had started to cut the lot but the majority of the lot was still overgrown.

December 11, 2023 – Another inspection was done. The lot continued to be overgrown.

December 18, 2023 – Inspection was done, Still continued to be overgrown.

December 18, 2023 – Contractor took photo of before the lot was cut.

December 23, 2023 – Contractor took photos after the lot was cut along with the debris that was removed.

December 28, 2023 – Inspection was done for the property. The property had been cut. I took my photos and pulled the sign.

January 4, 2024 - Received a request for invoice for Gone Fishing landscaping & more LLC. As well as before and after pictures from the contractor.

April 16, 2024 - Request for Massey 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. 19 IC cases.

RECOMMENDATION:

To be determined

Attachments

Property Card
Bill & Photo
Notice
Posting
Request
Massey Criteria

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/12/2024

Started On: 05/13/2024 04:03 PM

Property Identification

Site Address: AVENUE G Parcel ID: 2404-822-0017- Account #: 18120 Sec/Town/Range:
 000-2 04/35S/40E
 Map ID: 24/04S Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

Frank Blandino
 900 Egret Ave
 Fort Pierce, FL 34982

Legal Description

S/D OF N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 4-35-40
 LOT 7-LESS 151 FT- (OR 787-495)

Current Values

Just/Market: \$23,400 Assessed: \$5,184
 Exemptions: \$0 Taxable: \$5,184

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$23,400	\$5,184	\$0	\$5,184
2022	\$17,600	\$4,713	\$0	\$4,713
2021	\$14,900	\$4,285	\$0	\$4,285

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-24-1991	0787 / 0495	XX01	DEED	GILLIAM, ODELL	\$1,200

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):	0.3
Land Size (SF):	13,121
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------



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: 1109 AVENUE G

PARCEL ID #: 2404-822-0017-000/2

CASE #: 23-00002918

LEGAL DESCR.: S/D OF N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 4-35-40 LOT 7-LESSS 151 FT- (OR 787-495)

CURRENT OWNER: FRANK BLANDINO
 900 EGRET AVE
 FT PIERCE, FL 34982

.....
 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: 12/23/2023

Amount to be billed: \$ 600.00 plus \$100.00 administrative fee.

Invoice #: 2024-201

Inspected by: *Manuel Fernandez*

Date: 1/4/24

Approved to be billed: *Mayan + M. Blandino*

Date: 1/10/24

C0123147



Dec 18, 2023 11:54:02 AM
1104 Avenue G
Fort Pierce
St. Lucie County
Florida



Dec 23, 2023 11:00:48 AM
1108 Avenue G
Fort Pierce
St. Lucie County
Florida



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

November 2, 2023

Property address: 1109 AVENUE G

Tax ID #: 2404-822-0017-000/2

FRANK BLANDINO
900 EGRET AVE
FT PIERCE, FL 34982

Re: Case # 23-00002918

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

- 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



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 2, 2023

Tax ID #: 2404-822-0017-000/2

Case #: 23-00002918

FRANK BLANDINO
900 EGRET AVE
FT PIERCE, FL 34982

ADDRESS: 1109 AVENUE G

**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 2, 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: FRANK BLANDINO
900 EGRET AVE
FT PIERCE, FL 34982

ADDRESS: 1109 AVENUE G

CASE NO: 23-00002918

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:

FRANK BLANDINO
900 EGRET AVE
FT PIERCE, FL 34982

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of November, 20 23.

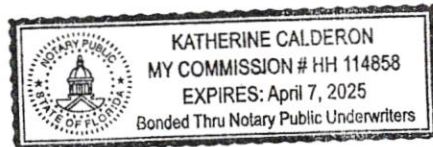
Manuel Fernandez Jr.
Manuel Fernandez Jr.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 2 day of NOV, 20 23.

Katherine Calderon
NOTARY PUBLIC – STATE OF FLORIDA





Network: Nov 2, 2023 at 2:51:46 PM EDT

Local: Nov 2, 2023 at 2:51:46 PM EDT

ADELINA BLANDINO-LAMOS
900 Egret Avenue
Fort Pierce, FL 34982
(772) 577-0808

RECEIVED

April 11, 2024

APR 16 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34950

Re: Invoice 40506

To Whom It May Concern:

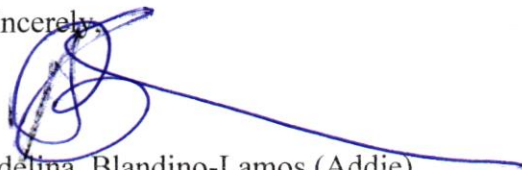
I am writing this letter in reference to above mentioned invoice that was submitted to Mr. Frank Blandino on or about January 22, 2024. I am writing to contest the above mentioned invoice for the following reasons.

In December 2024, Mr. Blandino received notification from the city his property located at 1109 Avenue G needed to be mowed. We contacted the city of Fort Pierce employee to discuss this matter and told him that at the moment, we were dealing with my mom who has been ill and taken a turn for the worse, but my dad would do his best and send his lawn person to mow the grass. My dad's lawn person tried several times to attempt to mow the grass, but due to alchemic weather in the month of December it was impossible for him to get his equipment on the property to mow the grass. My dad discussed with him getting it done as soon as he possibly was able. The conditions improved but unfortunately, when he went back it was reported that the lot had been already mowed.

Sadly, after 61 years of being together, my mom passed away on January 8, 2024. This has been devastating and sad moment for us all. My Dad is slowly beginning to sort through papers and we just discovered this invoice.

We understand the city has a job to do. My dad is more than willing to compensate the city for this job that was completed at a reasonable and fair rate if you could kindly contact me at (772) 577-0808 to discuss. I thank you in advance for your assistance and cooperation in regards to this matter.

Sincerely,


Adelina Blandino-Lamos (Addie)
On behalf of Mr. Frank Blandino

/abl

cc: Mr. Frank Blandino

X



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

Case #: 23-2918 Address: 1109 AVENUE G Hearing Date: June 18, 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 the city vendor.

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None. 19 IC cases.

Special Magistrate Hearing

3. B. 2.

Meeting Date: 06/18/2024

Re: Case# 24-0522 - 433 N 21st St

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

Information

SUBJECT:

24-0522 CE	433 N 21st ST	Lynford J Morrison Janie Morrison	Manuel Fernandez Jr.
------------	---------------	--------------------------------------	----------------------

CASE INFORMATION:

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

OWNER:

Lynford J Morrison Janie Morrison 433 N 21st ST Ft Pierce, FL 34950	
--	--

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
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:
 1. Move all trash/recycling containers to the side or rear of the structure on non-collection days.
 2. Remove all plywood covering the windows throughout the house.
 3. Remove all outside storage.
 4. Pressure wash and paint where chipping, staining and or deterioration has occurred.

Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Final Approval Date: 06/12/2024

Special Magistrate Hearing

3. B. 3.

Meeting Date: 06/18/2024

Re: Case #24-545 - Jaycee Park

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

Information

SUBJECT:

24-0545PK	Jaycee Park	Tara Jean McCaffrey	Charmaine Kirkland
-----------	-------------	---------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 24, 2024	Type of Presentation:	PAID
-----------------	-------------------	-----------------------	------

OWNER:

OWNER: TARA JEAN MCCAFFREY	
-------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20146PK	34-31(C) Parking for Boat & Trailer Only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.

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: 06/12/2024

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

Special Magistrate Hearing

3. B. 4.

Meeting Date: 06/18/2024

Re: Case # 24-0622 - 1214 Georgia Ave

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

Information

SUBJECT:

24-0622 CE	1214 Georgia Ave	Villari Properties LLC	Manuel Fernandez Jr.
------------	------------------	------------------------	----------------------

CASE INFORMATION:

Case Initiated:	March 14, 2024	Type Of Presentation:	CONTINUED
-----------------	----------------	-----------------------	-----------

OWNER:

Villari Properties LLC PO Box 191 Wenonah, New Jersey 08090	
---	--

VIOLATIONS:

IPMC 304.2 Protective treatment.

IPMC 304.10 Stairways, decks, porches, and balconies.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to do the following:
 - Pressure wash and paint where peeling, staining and or deterioration has occurred.
 - Repair the trim by the front door where 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.

Started On: 04/25/2024 12:48 PM

Final Approval Date: 06/12/2024

Special Magistrate Hearing

3. B. 5.

Meeting Date: 06/18/2024

Re: Case #24-583 - 100 Block Atlantic Avenue

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

Information

SUBJECT:

24-0583 PK	100 Block of Atlantic Avenue	Lacey Marie Johnson	Charmaine Kirkland
------------	------------------------------	---------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 01, 2024	Type of Presentation:	DISMISSED
-----------------	----------------	-----------------------	-----------

OWNER:

OWNER: Lacey Marie Johnson	
-------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20158PK	34-31(D) 2 Hour 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(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: 06/12/2024

Started On: 04/21/2024 11:18 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 06/18/2024

Re: Case #24-678 - 1022 Trinidad Avenue

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

Information

SUBJECT:

24-0678 CE	1022 Trinidad Avenue	Candace Spagnuolo	Charmaine Kirkland
------------	----------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 22, 2024	Type of Presentation:	COMPLIED
-----------------	----------------	-----------------------	----------

OWNER:

OWNER: CANDACE SPAGNUOLO 1022 TRINIDAD AVENUE FT PIERCE, FL 34982	
--	--

VIOLATIONS:

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 to obtain a permit and comply with all permit conditions to address the following:
 - Repair or replace the roof on the shed.

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: 06/12/2024

Started On: 04/25/2024 03:57 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 06/18/2024

Re: Case # 24-391 - 820 Orange Avenue

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

Information

SUBJECT:

24-391 CE	820 Orange Avenue	JAMES E HATFIELD	Heather Debevec
-----------	-------------------	------------------	-----------------

CASE INFORMATION:

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

OWNER:

OWNER: JAMES E HATFIELD PO BOX 4447 FT PIERCE, FL 34948	
--	--

VIOLATIONS:

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

RECOMMENDATION:

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

- The violator(s) be given 5 days to :
 - Remove all outside storage.
 - Clean off fence lines, trim trees and bushes.

Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 02/28/2024 11:31 AM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 06/18/2024

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
------------	------------------	-----------	-----------------

CASE INFORMATION:

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

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
--	---

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: 06/12/2024

Special Magistrate Hearing

4. A.

Meeting Date: 06/18/2024

Re: Case # 24-0587 - 100 Blk Of N Depot Dr

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

Information

SUBJECT:

24-0587 PK	100 Blk of N Depot Dr	New Smyrna Beach Chevrolet	Manuel Fernandez Jr.
---------------	--------------------------	-------------------------------	-------------------------

CASE INFORMATION:

Case Initiated:	March 1, 2024	Type Of Presentation:	Parking Citation
-----------------	---------------	-----------------------	------------------

OWNER:

New Smyrna Beach Chevrolet	
----------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20438PK	34-31 (D) - Parking Time Limited	\$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: Manuel Fernandez, Jr.
Final Approval Date: 06/12/2024

Started On: 04/25/2024 11:24 AM

Special Magistrate Hearing

4. B.

Meeting Date: 06/18/2024

Re: Case #24-548 - Jaycee Park

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

Information

SUBJECT:

24-0548 PK	Jaycee Park	Matthew Christopher Ramos	Charmaine Kirkland
------------	-------------	---------------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 24, 2024	Type of Presentation:	Citation
-----------------	-------------------	-----------------------	----------

OWNER:

OWNER: Matthew Christopher Ramos	
-------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20149PK	34-31(C) Parking for Boat & Trailer Only	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(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: 06/12/2024

Started On: 04/21/2024 09:55 AM

Special Magistrate Hearing

4. C.

Meeting Date: 06/18/2024

Re: Case #24-549 - Jaycee Park

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

Information

SUBJECT:

24-0549 PK	1000 Tortugas Avenue	Armando Neftali Mendez Ramirez	Charmaine Kirkland
------------	----------------------	--------------------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 27, 2024	Type of Presentation:	Citation
-----------------	-------------------	-----------------------	----------

OWNER:

OWNER: Armando Neftali Mendez Ramirez	
--	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20150PK	34-31(L) Parked in 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: 06/12/2024

Started On: 04/21/2024 10:00 AM

Special Magistrate Hearing

4. D.

Meeting Date: 06/18/2024

Re: Case #24-579 - 100 Block Atlantic Avenue

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

Information

SUBJECT:

24-0579 PK	100 Block Atlantic Avenue	Zaida Ponce Quesada	Charmaine Kirkland
------------	---------------------------	---------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 01, 2024	Type of Presentation:	Citation
-----------------	----------------	-----------------------	----------

OWNER:

OWNER: Zaida Ponce Quesada	
-------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20154PK	34-31(D) 2 Hour 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(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: 06/12/2024

Started On: 04/21/2024 10:31 AM

Special Magistrate Hearing

4. E.

Meeting Date: 06/18/2024

Re: Case #24-0582 - 100 Block Atlantic Avenue

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

Information

SUBJECT:

24-0582 PK	100 Block Atlantic Avenue	Lynne Ann Pearl	Charmaine Kirkland
------------	---------------------------	-----------------	--------------------

CASE INFORMATION:

Case Initiated:	March 01, 2024	Type of Presentation:	Citation
-----------------	----------------	-----------------------	----------

OWNER:

OWNER: Lynne Ann Pearl	
---------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20157PK	34-31(D) 2 Hour 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(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: 06/12/2024

Started On: 04/21/2024 10:56 AM

Special Magistrate Hearing

4. F.

Meeting Date: 06/18/2024

Re: Case #24-580 100 Block Atlantic Avenue

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

Information

SUBJECT:

24-0580 PK	100 Block Atlantic Avenue	Jacqueline Susan Yazzie	Charmaine Kirkland
------------	---------------------------	-------------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 01, 2024	Type of Presentation:	Citation
-----------------	----------------	-----------------------	----------

OWNER:

OWNER: Jacqueline Susan Yazzie	
-----------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20155PK	34-31(D) 2 Hour 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(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: 06/12/2024

Started On: 04/21/2024 10:40 AM

Special Magistrate Hearing

4. G.

Meeting Date: 06/18/2024

Re: Case# 24-395-200 Blk North Indian River Drive

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

Information

SUBJECT:

24-395 PK	200 Blk North Indian River Drive	Christopher Chambley	Michael Rabenecker
-----------	----------------------------------	----------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	Parking Citation
-----------------	------------------	-----------------------	------------------

OWNER:

OWNER: Christopher Chambley	PARKING VIOLATION: Parking on the City Right of Way
--------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16766PK	34-31(L) Parking on The City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 06/12/2024

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

Special Magistrate Hearing

4. H.

Meeting Date: 06/18/2024

Re: Case# 24-396 - 200 Blk North Indian River Drive

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

Information

SUBJECT:

24-396 PK	200 Blk North Indian River Drive	Ashton Utilities, INC.	Michael Rabenecker
-----------	----------------------------------	------------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	Parking Citation
-----------------	------------------	-----------------------	------------------

OWNER:

OWNER: Ashton Utilities, INC.	PARKING VIOLATION: Parked on the City Right of Way
----------------------------------	---

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16767PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 06/12/2024

Started On: 04/21/2024 10:27 AM

Special Magistrate Hearing

4. I.

Meeting Date: 06/18/2024

Re: Case# 24-397-200 Blk North Indian River Drive

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

Information

SUBJECT:

24-397 PK	200 Blk North Indian River Drive	Katelyn Malanaphy	Michael Rabenecker
-----------	----------------------------------	-------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	Parking Citation
-----------------	------------------	-----------------------	------------------

OWNER:

OWNER: Katelyn Malanaphy	PARKING VIOLATION: Parked on the City Right of Way
-----------------------------	---

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16768PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 06/12/2024

Started On: 04/21/2024 01:16 PM

Special Magistrate Hearing

4. J.

Meeting Date: 06/18/2024

Re: Case# 24-417-100 Blk Melody Lane

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

Information

SUBJECT:

24-417 PK	100 Blk Melody Lane	Kenneth Bourne	Michael Rabenecker
-----------	---------------------	----------------	--------------------

CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	Parking Citation
-----------------	------------------	-----------------------	------------------

OWNER:

OWNER: Kenneth Bourne	PARKING VIOLATION: Parking Time Limited
--------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16771PK	34-31(D) Parking Time Limited	\$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: 06/12/2024

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

Special Magistrate Hearing

4. K.

Meeting Date: 06/18/2024

Re: Case# 24-481 - Gulfstream Beach Access

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

Information

SUBJECT:

24-481 PK	Gulfstream Beach Access	Marilyn Ortiz	Michael Rabenecker
-----------	-------------------------	---------------	--------------------

CASE INFORMATION:

Case Initiated:	February 11, 2024	Type of Presentation:	Parking Citation
-----------------	-------------------	-----------------------	------------------

OWNER:

OWNER: Marilyn Ortiz	PARKING VIOLATION: Parking on the City Right of Way
-------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16780PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 06/12/2024

Started On: 04/21/2024 01:27 PM

Special Magistrate Hearing

4. L.

Meeting Date: 06/18/2024

Re: Case# 24-487 - 602 S 17th Street

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

Information

SUBJECT:

24-487 PK	602 S. 17th Street	Beatriz Sosa Garcia	Michael Rabenecker
-----------	--------------------	---------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 11, 2024	Type of Presentation:	Parking Citation
-----------------	-------------------	-----------------------	------------------

OWNER:

OWNER: Beatriz Sosa Garcia	PARKING VIOLATION: Commercial Vehicle Parked in a Residential Area
-------------------------------	---

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16790PK	34-31(J)(2) Commercial Vehicle Parked in a Residential Area	\$100.00	\$10.00	\$18.00	\$128.00

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 \$128.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 04/21/2024 01:32 PM

Final Approval Date: 06/12/2024

Special Magistrate Hearing

4. M.

Meeting Date: 06/18/2024

Re: Case# 22-488 - South Causeway Park

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

Information

SUBJECT:

24-488 PK	South Causeway Park	Eartha Williams	Michael Rabenecker
-----------	---------------------	-----------------	--------------------

CASE INFORMATION:

Case Initiated:	February 17, 2024	Type of Presentation:	Parking Citation
-----------------	-------------------	-----------------------	------------------

OWNER:

OWNER: Eartha Williams	PARKING VIOLATION: Parking Prohibited
---------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16798PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker
Final Approval Date: 06/12/2024

Started On: 04/21/2024 01:38 PM

Special Magistrate Hearing

4. N.

Meeting Date: 06/18/2024

Re: Case# 24-489 - South Causeway Park

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

Information

SUBJECT:

24-489 PK	South Causeway Park	Teresa Flagella, Jessica Flagella	Michael Rabenecker
-----------	---------------------	-----------------------------------	--------------------

CASE INFORMATION:

Case Initiated:	February 17, 2024	Type of Presentation:	Parking Citation
-----------------	-------------------	-----------------------	------------------

OWNER:

OWNER: Teresa Flagella Jessica Flagella	
---	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16900PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 04/21/2024 01:43 PM

Final Approval Date: 06/12/2024

Special Magistrate Hearing

4. O.

Meeting Date: 06/18/2024

Re: Case# 24-651 - 100 Blk S 6th Street

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

Information

SUBJECT:

24-651 PK	100 Blk S. 6th Street	Louveture Edmond Richecard Edmond	Michael Rabenecker
-----------	-----------------------	--------------------------------------	-----------------------

CASE INFORMATION:

Case Initiated:	March 10, 2024	Type of Presentation:	Parking Citation
-----------------	----------------	-----------------------	------------------

OWNER:

OWNER: Louveture Edmond Richecard Edmond	PARKING VIOLATION: Parked in Opposing Traffic Lane
--	---

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16924PK	34-31(N) Parked in Opposing Traffic Lane	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 04/21/2024 01:49 PM

Final Approval Date: 06/12/2024

Special Magistrate Hearing

5. A.

Meeting Date: 06/18/2024

Re: Case# 24-721 - 2777 S US Highway 1

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

Information

SUBJECT:

24-721 CE	2777 S US Highway 1	All Approved Autoworks, Ralph Lahusky	Heather Debevec
-----------	---------------------	---------------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	March 22, 2024	Type of Presentation:	Code Enforcement Citation Dispute
-----------------	----------------	-----------------------	-----------------------------------

OWNER:

VIOLATOR: All Approved Autoworks	APPELLANT: Ralph Lahusky
-------------------------------------	-----------------------------

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1317 CE	117-5(5) Signs Prohibited	22 @ \$100.00	\$2,000.00	\$10.00	\$2,010.00

RECOMMENDATION:

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

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 06/12/2024

Started On: 05/13/2024 03:45 PM

Special Magistrate Hearing

5. B.

Meeting Date: 06/18/2024

Re: Case# 24-354 - 14 W Harbour Isle Drive

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

Information

SUBJECT:

24-354 CT	14 W Harbour Isle Dr	Harbour Isle at Hutchinson Island West	Heather Debevec
-----------	----------------------	--	-----------------

CASE INFORMATION:

Case Initiated:	February 7, 2024	Type of Presentation:	Citation	
-----------------	------------------	-----------------------	----------	--

OWNER:

OWNER: Harbour Isle at Hutchinson Island West 14 A Harbour Isle Dr W Ft. Pierce, FL 34949	REGISTERED AGENT: Ross Earle & Bonan, P.A. 789 S Federal Highway Suite 101 Stuart, FL 34994
ATTORNEY: DEBORAH L. ROSS, ESQ, ROSS EARLE & BONAN, P.A. 819 SW FEDERAL HWY, SUITE 302, STUART, FL 34994	

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1316CE	123-64(a)/ 123-1 Tree Removal without a Permit	1 @ \$3500.00	\$16500.00	\$10.00	\$16510.00
		2 @ \$3750.00			
		1 @ \$4500.00			
		5 @ \$250			

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 \$16,510.00 to go to the City Tree Fund.
2. Replace the 2 Live Oaks that did not meet the 14" diameter breast height with equivalent sized Live Oak trees.
3. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/13/2024 09:14 AM

Special Magistrate Hearing

5. C.

Meeting Date: 06/18/2024

Re: Case# 24-37 - 100 Blk Marina Way

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

Information

SUBJECT:

24-37 PK	100 Blk Marina Way	Lisa Obrien, James Obrien	Michael Rabenecker
----------	--------------------	---------------------------	--------------------

CASE INFORMATION:

Case Initiated:	January 5, 2024	Type of Presentation:	Parking Dispute	
-----------------	-----------------	-----------------------	-----------------	--

OWNER:

OWNER: Lisa Obrien James Obrien	
---------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
19986PK	34-35(a) Road Closed-Special Event	\$50.00	\$10.00		\$60.00

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$60.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

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

Final Approval Date: 04/18/2024

Special Magistrate Hearing

6. A.

Meeting Date: 06/18/2024

Re: Case# 24-643 - 3005 Dunbar Street

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

Information

SUBJECT:

24-0643 CE	3005 Dunbar Street	Lillie M Jones (EST)	Charmaine Kirkland
------------	--------------------	----------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 14, 2024	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

VIOLATOR: Lillie M Jones (EST) 3005 Dunbar Street Ft Pierce, FL 34947	
---	--

VIOLATIONS:

IPMC 304.7 Roofs and drainage.

IPMC 304.2 Protective treatment.

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

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

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:
 - Repair trim throughout the home where rotting has occurred, obtain a permit and comply with all permit conditions.
 - Pressure wash or paint where chipping, molding, discoloration, and deterioration have occurred throughout the home.
 - Remove car parts, tarps and any other items in the above-mentioned ordinance and store out of public view.
 - Remove all non-operable vehicles or place them in an enclosed garage.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Final Approval Date: 06/12/2024

Special Magistrate Hearing

6. B.

Meeting Date: 06/18/2024

Re: Case #24-642 -3009 Dunbar Street

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

Information

SUBJECT:

24-0642 CE	3009 Dunbar Street	Dan Williams	Charmaine Kirkland
------------	--------------------	--------------	--------------------

CASE INFORMATION:

Case Initiated:	March 14, 2024	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: DAN WILLIAMS PO BOX 2034 FT PIERCE, FL 34954	
--	--

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 to:
 - Pressure wash or paint where chipping, molding, discoloration, and deterioration have occurred throughout the home.
 - Repair the trim of the house where rotting has occurred throughout the home and, if necessary, to obtain a permit and comply with all permit conditions.
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: 06/12/2024

Started On: 04/27/2024 01:59 PM

Special Magistrate Hearing

6. C.

Meeting Date: 06/18/2024

Re: Case #24-649-1303 North 24th Street

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

Information

SUBJECT:

24-0649 CE	1303 North 24th Street	Remington Global LLC	Charmaine Kirkland
------------	------------------------	----------------------	--------------------

CASE INFORMATION:

Case Initiated:	March 14, 2024	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: REMINGTON GLOBAL LLC 1253 NW SPRUCE RIDGE DRIVE STUART, FL 34994	REGISTERED AGENT: TRACI A ALDRICH REMINGTON 1253 NW SPRUCE RIDGE DRIVE STUART, FL 34994
--	--

VIOLATIONS:

Section 123-37(12) – Landscape maintenance
 IPMC 302.7 Accessory structures
 IPMC 304.2 Protective treatment.
 IPMC 304.7 Roofs and drainage.

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:
 - Cut down all overgrown grass, hedges, and trees throughout the home.
 - Remove or replace the fence throughout the home.
 - Pressure wash or paint where chipping, molding, discoloration, and deterioration has occurred throughout the home.
 - Repair trim throughout the home where rotting has occurred and if needed to obtain a permit and comply with all permit conditions.
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: 06/12/2024

Started On: 04/27/2024 03:25 PM

Special Magistrate Hearing

6. D.

Meeting Date: 06/18/2024

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
------------	----------------------	-------------------------------	--------------------

CASE INFORMATION:

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

OWNER:

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

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: 06/05/2024

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

Special Magistrate Hearing

6. E.

Meeting Date: 06/18/2024

Re: Case # 24-1032 - 2140 N US HWY 1

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

Information

SUBJECT:

24-1032 BTR	2140 N US HWY 1	Pampered Paw Pet Groom	Manuel Fernandez Jr.
-------------	-----------------	------------------------	----------------------

CASE INFORMATION:

Case Initiated:	May 10, 2024	Type Of Presentation:	BTR
-----------------	--------------	-----------------------	-----

OWNER:

Violator: Pampered Paws Pet Grooming 2140 N US HWY 1 Ft Pierce, FL 34950	Property Owner: Dover-Neal Development Inc. 4261 13th St Wyandotte, MI 48192
--	--

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 in all utilities to the premises be suspended.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 06/12/2024

Started On: 05/02/2024 08:17 AM

Special Magistrate Hearing

6. F.

Meeting Date: 06/18/2024

Re: Case # 24-0525 - 426 N 21st ST

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

Information

SUBJECT:

24-0525 CE	426 N 21st ST	Chandrea Denise Harden Cassandra Harden	Manuel Fernandez Jr.
------------	---------------	--	----------------------

CASE INFORMATION:

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

OWNER:

Chandrea Denise Harden Cassandra Harden 426 N 21st ST Ft Pierce, FL 34950	
--	--

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 do the following:
 - Pressure wash and paint where peeling, staining, and or deterioration has occurred.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 06/12/2024

Started On: 04/23/2024 04:53 PM

Special Magistrate Hearing

6. G.

Meeting Date: 06/18/2024

Re: Case # 24-0515 - 438 N 19th ST

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

Information

SUBJECT:

24-0515 CE	438 N 19th ST	LaKenya R Taylor	Manuel Fernandez Jr.
------------	---------------	------------------	----------------------

CASE INFORMATION:

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

OWNER:

LaKenya R Taylor 438 N 19th ST Ft Pierce, FL 34950	
--	--

VIOLATIONS:

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 do the following:
 - Refrain from parking on the grass and create a designated parking area.
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: 06/12/2024

Started On: 04/25/2024 09:00 AM

Special Magistrate Hearing

6. H.

Meeting Date: 06/18/2024

Re: Case # 24-0523 - 431 N 21st ST

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

Information

SUBJECT:

24-0523 CE	431 N 21st ST	Brittany Georges	Manuel Fernandez Jr.
------------	---------------	------------------	----------------------

CASE INFORMATION:

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

OWNER:

Brittany Georges 431 N 21st ST Ft Pierce, FL 34950	
--	--

VIOLATIONS:

Section 30-28(c) – Responsibility for containers
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:
 1. Move all trash/recycling containers to the side or rear of the structure on non-collection days.
 2. Pressure wash and paint where molding, staining, and or deterioration has occurred.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 06/12/2024

Started On: 04/25/2024 09:55 AM

Special Magistrate Hearing

6. I.

Meeting Date: 06/18/2024

Re: Case # 24-0528 - 720 Texas Ct B

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

Information

SUBJECT:

24-0528 CE	720 Texas CT B	Peter H Oyibo	Manuel Fernandez Jr.
------------	----------------	---------------	----------------------

CASE INFORMATION:

Case Initiated:	March 14, 2024	Type Of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

Peter H Oyibo 4470 34th Dr Vero Beach, FL 32960	
---	--

VIOLATIONS:

- IPMC 304.2 Protective treatment.
- IPMC 304.10 Stairways, decks, porches, and balconies.
- IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to do the following:
 - Pressure wash and paint where staining, peeling, and or deterioration has occurred.
 - Repair the staircase by the front door.
 - Remove the tarps from the roof and repair where deterioration has occurred. A permit may be required.
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: 06/12/2024

Started On: 04/25/2024 11:43 AM

Special Magistrate Hearing

6. J.

Meeting Date: 06/18/2024

Re: Case # 24-0192 - 1120 Colonial Rd

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

Information

SUBJECT:

24-0192 CE	1120 Colonial Rd	Precision Rentals and Investments LLC	Manuel Fernandez Jr.
---------------	---------------------	--	-------------------------

CASE INFORMATION:

Case Initiated:	February 8, 2024	Type Of Presentation:	Regular
-----------------	------------------	-----------------------	---------

OWNER:

Precision Rentals and Investments LLC 1110 Colonial Rd Ft Pierce, FL 34950	Registered Agent: Roy T Mildner 423 Delaware Avenue Ft Pierce, FL 34950
--	--

VIOLATIONS:

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 30 days to do the following:
 - Remove all outside storage.
 - Pressure wash and paint where staining, molding and or discoloration 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: 06/12/2024

Started On: 04/25/2024 03:55 PM

Special Magistrate Hearing

6. K.

Meeting Date: 06/18/2024

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
----------	-------------------	-----------------	-----------------

CASE INFORMATION:

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

OWNER:

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

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: 05/13/2024

Special Magistrate Hearing

6. L.

Meeting Date: 06/18/2024

Re: Case # 24-210 - 2921 S US Highway 1

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

Information

SUBJECT:

24-210 CE	2921 S US Highway 1	GRIMES PLAZA I LLC	Heather Debevec
-----------	---------------------	--------------------	-----------------

CASE INFORMATION:

Case Initiated:	February 2, 2024	Type of Presentation:	Regular	
-----------------	------------------	-----------------------	---------	--

OWNER:

OWNER: GRIMES PLAZA I LLC 3203 N INDIAN RIVER DRIVE FT PIERCE, FL 34946	REGISTERED AGENT: JAMES F GRIMES 3203 NORTH INDIAN RIVER DRIVE FT PIERCE, FL 34946
---	--

VIOLATIONS:

IPMC 304.3 Address identification.

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

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - Ensure each unit is clearly marked with address numbers.
 - Remove all trash and debris.

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/20/2024 04:30 PM

Special Magistrate Hearing**6. M.****Meeting Date:** 06/18/2024**Re:** Case# 24-611 - 301 Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

24- 611CE	301 Orange Avenue	JAMES HATFIELD	Heather Debevec
-----------	-------------------	----------------	-----------------

CASE INFORMATION:

Case Initiated:	March 15, 2024	Type of Presentation:	Repeat
First Hearing Date:	May 4, 2022	Findings:	On this date, the Special Magistrate found the following violations existed: <ul style="list-style-type: none"> ● IPMC 304.2 Protective Treatment

OWNER:

OWNER: JAMES HATFIELD PO BOX 1506 FT PIERCE, FL 34954	
--	--

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. 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 15, 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
Final Approval Date: 06/12/2024

Started On: 03/06/2024 11:25 AM

Special Magistrate Hearing

6. N.

Meeting Date: 06/18/2024

Re: Case # 24-223 - 221 N US Highway 1

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

Information

SUBJECT:

24- 223CE	221 N US Highway 1	ZORAIDA FERNANDEZ	Heather Debevec
-----------	--------------------	-------------------	-----------------

CASE INFORMATION:

Case Initiated:	February 2, 2024	Type of Presentation:	Regular	
-----------------	------------------	-----------------------	---------	--

OWNER:

OWNER: ZORAIDA FERNANDEZ 1280 SW 25TH LN PALM CITY, FL 34990	
---	--

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:
 - Pressure wash the walkways.
 - Paint the building where it is peeling, stained, and rust is showing through.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/07/2024 02:26 PM

Special Magistrate Hearing

6. O.

Meeting Date: 06/18/2024

Re: Case # 24-217 - 1889 N US Highway 1

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

Information

SUBJECT:

24-217 CE	1889 N US Highway 1	REAL SUB LLC	Heather Debevec
-----------	---------------------	--------------	-----------------

CASE INFORMATION:

Case Initiated:	February 2, 2024	Type of Presentation:	Regular	
-----------------	------------------	-----------------------	---------	--

OWNER:

OWNER: REAL SUB LLC PO BOX 32018 LAKELAND, FL 33802	REGISTERED AGENT: CORPORATE CREATIONS NETWORK, INC 801 US HIGHWAY 1 NORTH PALM BEACH, FL 33408
---	--

VIOLATIONS:

Section 117-3(b) – Removal of signs.

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:
 - Replace the missing sign on the monument sign.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

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

Final Approval Date: 06/12/2024

Special Magistrate Hearing

6. P.

Meeting Date: 06/18/2024

Re: Case #24-399 - 1028 Orange Avenue

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

Information

SUBJECT:

24-399 CE	1028 Orange Avenue	JOYCE M FORREST	Heather Debevec
-----------	--------------------	-----------------	-----------------

CASE INFORMATION:

Case Initiated:	February 16, 2024	Type of Presentation:	Regular	
-----------------	-------------------	-----------------------	---------	--

OWNER:

OWNER: JOYCE M FORREST 4773 GLADIATOR CIR GREENACRES, FL 33463	
---	--

VIOLATIONS:

IPMC 304.2 Protective treatment.
Section 117-3(b) – Removal of signs.

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 where it is peeling, discoloring, and rust is showing through.
 - Remove all signage from previous businesses.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/19/2024 04:47 PM

Special Magistrate Hearing

6. Q.

Meeting Date: 06/18/2024

Re: Case #24-400 - 106 N 11th Street (AKA 108 N 8th Street)

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

Information

SUBJECT:

24-400 CE	106 N 11th Street (AKA 108 N 8th Street)	JOYCE M FORREST	Heather Debevec
-----------	---	-----------------	-----------------

CASE INFORMATION:

Case Initiated:	February 16, 2024	Type of Presentation:	Regular	
-----------------	-------------------	-----------------------	---------	--

OWNER:

OWNER: JOYCE M FORREST 4773 GLADIATOR CIR GREENACRES, FL 33463	
---	--

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Fully open all shutters on the building.
 - Paint all areas that are discolored, peeling, and rust is showing through.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/20/2024 08:14 AM

Special Magistrate Hearing

6. R.

Meeting Date: 06/18/2024

Re: Case # 24- 271 - 3205 S US Highway 1

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

Information

SUBJECT:

24-271 CE	3205 S US Highway 1	AVE MARIA COMPANY LLC	Heather Debevec
-----------	---------------------	-----------------------	-----------------

CASE INFORMATION:

Case Initiated:	February 9, 2024	Type of Presentation:	Regular	
-----------------	------------------	-----------------------	---------	--

OWNER:

OWNER: AVE MARIA COMPANY LLC 3224 S US HWY 1 FT PIERCE, FL 34982	REGISTERED AGENT: KOOZHAMPALA JOSEPH 3224 SOUTH US HIGHWAY ONE FT PIERCE, FL 34982
--	--

VIOLATIONS:

IPMC 304.2 Protective treatment.
Section 117-3(b) – Removal of signs.

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:
 - Pressure wash walkways and the back of the building where discolored, this does not work then paint.
 - Paint the peeling areas on the banisters.
 - Remove all signage from the previous business, replacing blank pieces in sign holders.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/12/2024

Started On: 03/20/2024 03:42 PM