

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, July 10, 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**

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|----|------------|-------------------------|-------------------------|-----------------|
| 1. | 24-813 BTR | 800 Virginia Avenue #47 | ST LUCIE TITLE SERVICES | Heather Debevec |
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| 2. | 24-814 BTR | 1726 Okeechobee Road | LA CENTRAL | Heather Debevec |
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| 3. | 24-816 BTR | 2520 Orange Avenue | UNITED AGAINST POVERTY | Heather Debevec |
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| 4. | 24- 817BTR | 603 Orange Avenue | XOTIC EMPIRE TATTOOS | Heather Debevec |
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| 5. | 24-818 BTR | 2706 Sunrise Boulevard | SUNRISE COUNTRY PRESCHOOL | Heather Debevec |
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| 6. | 24-829 BTR | 3223 S US Highway 1 Ste A3 | BELLA CORPO SPA | Heather Debevec |
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| 7. | 24-1014 BTR | 800 Virginia Ave Suite 60 | Supreme Comfort Care LLC | Manuel Fernandez Jr |
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| 8. | 24-1043 BTR | 2403 Okeechobee Rd | Josie Sanders | Manuel Fernandez Jr. |
| 9. | 24-1037 BTR | 1901 S 25th ST Suite 103 | Valor Healthcare Inc. | Manuel Fernandez Jr. |
| 10. | 24-1042 BTR | 2806 S US HWY 1 C-6 | Le Sweet Spot LLC | Manuel Fernandez Jr. |
| 11. | 24-1113 BTR | 2545 S US HWY 1 | Jamaican Jerk Deli LLC | Manuel Fernandez Jr. |
| 12. | 24-1128 BTR | 2222 Colonial Rd Suite 201 | Ensure Health Partners Inc | Manuel Fernandez Jr. |
| 13. | 24-1130 BTR | 1502 S 33rd St | Grizzley Auto | Manuel Fernandez Jr |
| 14. | 24-1144 BTR | 2423 Orange Avenue | 7-Eleven Store #41527H | Manuel Fernandez Jr. |
| 15. | 24-1145 BTR | 3479 S US HWY 1 | Sea Rock Farms LLC | Manuel Fernandez Jr |
| 16. | 24-1149 BTR | 2502 Acorn St | Laser Hair Solutions And Electrolysis LLC | Manuel Fernandez Jr. |
| 17. | 24-1155 BTR | 2276 N US HWY 1 | Black Diamond Ink 8 LLC | Manuel Fernandez Jr. |
| 18. | 24-1157 BTR | 1523 Avenue D | Calypso Cuisine LLC | Manuel Fernandez Jr. |
| 19. | 24-753 CE | 5675 S US Highway 1 | ALL PRO ACQUISITIONS INC | Heather Debevec |
| 20. | 24-199 CE | 919 N US Highway 1 | COMMONWEALTH MULTI-PROPERTIES INC | Heather Debevec |
| 21. | 24- 815 CE | 601 N 25th Street | THREE O'S MARKET | Heather Debevec |
| 22. | 24- 819 BTR | 3223 S US Highway 1 Suite A4 | LETICIA GAMBOA | Heather Debevec |

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| 23. | 24-743 PK | Jaycee Park | Joseph Anthony Pintado | Charmaine Kirkland |
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| 24. | 24-282CE | 3307 S US Highway 1 | UBILLA-DUQUE HOLDINGS LLC | Heather Debevec |
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| 25. | 23-2918 CE | 1109 Avenue G | Frank Blandino | Manuel Fernandez |
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| 26. | 24-283 CE | 3307 S US Highway 1 | UBILLA-DUQUE HOLDINGS LLC | Heather Debevec |
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4. PUBLIC HEARINGS - CITATIONS

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|----|------------|---------------------------|---------------------|--------------------|
| A. | 24-0579 PK | 100 Block Atlantic Avenue | Zaida Ponce Quesada | Charmaine Kirkland |
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| B. | 24-824 PK | South Causeway Park | Tammy Marie Duncan | Charmaine Kirkland |
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| C. | 24-746 PK | Jaycee Park | Marie Denise Nestor | Charmaine Kirkland |
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| D. | 24-825 PK | South Causeway Park | David Raimundo Rodriguez Pino | Charmaine Kirkland |
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5. PUBLIC HEARINGS - CITATION APPEALS

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|----|------------|---------------------|-----------------|------------|
| A. | 24-1156 PK | South Causeway Park | James D. Snyder | Rabenecker |
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6. PUBLIC HEARINGS - VIOLATION CASES

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|----|------------|---------------|--|----------------------|
| A. | 24-0525 CE | 426 N 21st ST | Chandrea Denise Harden Cassandra Harden | Manuel Fernandez Jr. |
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| B. | 24-0629 CE | 601 El Rancho Drive | John V Burke | Charmaine Kirkland |
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| C. | 24-0553 CE | 2404 Oleander Blvd | Joan R Stevenson (EST) | Charmaine Kirkland |
| D. | 24-0767 CE | 2811 Sunrise Blvd | Earl S Hamby (TR) | Charmaine Kirkland |
| E. | 24-0769 CE | 2705 Dunbar Street | Leonard Barron & Harmeka Adena Aletia Jones | Charmaine Kirkland |
| F. | 24-389 CE | 1402 Barcelona Avenue | CARML GROUP 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

3. B. 1.

Meeting Date: 07/10/2024

Re: Case # 24-813 - 800 Virginia Avenue #47

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

Information

SUBJECT:

| | | | |
|------------|-------------------------|-------------------------|-----------------|
| 24-813 BTR | 800 Virginia Avenue #47 | ST LUCIE TITLE SERVICES | Heather Debevec |
|------------|-------------------------|-------------------------|-----------------|

CASE INFORMATION:

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|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

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|--|---|
| VIOLATOR: ST LUCIE TITLE SERVICES 800 VIRGINIA AVE #47 FT PIERCE, FL 34950 | REGISTERED AGENT: RALPH W WALTERS 800 VIRGINIA AVE STE 47 FT PIERCE, FL 34982 |
| OWNER: VIRGINIA AVENUE PLAZA LLC 877 NE JENSEN BEACH BLVD JENSEN BEACH, FL 34957 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 2.

Meeting Date: 07/10/2024

Re: Case # 24-814 - 1726 Okeechobee Road

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

Information

SUBJECT:

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|------------|----------------------|------------|-----------------|
| 24-814 BTR | 1726 Okeechobee Road | LA CENTRAL | Heather Debevec |
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CASE INFORMATION:

| | | | | |
|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

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| VIOLATOR: LA CENTRAL 1726 OKEECHOBEE RD FT PIERCE, FL 34950 | REGISTERED AGENT: LEYLA MUSTAFA 1726 OKEECHOBEE RD FT PIERCE, FL 34950 |
| OWNER: NAZIR MUSTAFA LEYLA MUSTAFA 6980 NW DENARGO ST PORT ST LUCIE, FL 34983 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 3.

Meeting Date: 07/10/2024

Re: Case# 24-816 - 2520 Orange Avenue

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

Information

SUBJECT:

| | | | |
|------------|--------------------|------------------------|-----------------|
| 24-816 BTR | 2520 Orange Avenue | UNITED AGAINST POVERTY | Heather Debevec |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

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| VIOLATOR: UNITED AGAINST POVERTY 2520 ORANGE AVE FT PIERCE, FL 34950 | REGISTERED AGENT: TODD ARCHER, COO 1400 27TH STREET VERO BEACH, FL 32960 |
| OWNER: UNITED AGAINST POVERTY, INC 1360 28TH ST VERO BEACH, FL 32960 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 4.

Meeting Date: 07/10/2024

Re: Case# 24-817 - 603 Orange Avenue

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

Information

SUBJECT:

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|------------|-------------------|----------------------|-----------------|
| 24- 817BTR | 603 Orange Avenue | XOTIC EMPIRE TATTOOS | Heather Debevec |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
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OWNER:

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| VIOLATOR: XOTIC EMPIRE TATTOOS 603 ORANGE AVE FT PIERCE, FL 34950 | OWNER: 605 MINISTRIES LLC 117 ORANGE AVE FT PIERCE, FL 34950 |
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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: Heather Debevec
Final Approval Date: 07/03/2024

Started On: 04/08/2024 04:17 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 07/10/2024

Re: Case# 24-818 - 2706 Sunrise Boulevard

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

Information

SUBJECT:

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|------------|------------------------|---------------------------|-----------------|
| 24-818 BTR | 2706 Sunrise Boulevard | SUNRISE COUNTRY PRESCHOOL | Heather Debevec |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
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OWNER:

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|---|---|
| VIOLATOR: SUNRISE COUNTRY PRESCHOOL 2706 SUNRISE BLVD FT PIERCE, FL 34982 | REGISTERED AGENT: JEAN CLEMENS 7206 COQUANA AVE FT PIERCE, FL 34951 |
| OWNER: OCD KIDS INC 2706 SUNRISE BLVD 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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 6.

Meeting Date: 07/10/2024

Re: Case# 24-829 - 3223 S US Highway 1 Ste A3

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

Information

SUBJECT:

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|------------|----------------------------|-----------------|-----------------|
| 24-829 BTR | 3223 S US Highway 1 Ste A3 | BELLA CORPO SPA | Heather Debevec |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
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OWNER:

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| VIOLATOR: BELLA CORPO SPA 3223 S US HWY 1 STE A3 FT PIERCE, FL 34982 | REGISTERED AGENT: LETICIA GAMBOA 3223 SUITE A, SOUTH US 1 A-4 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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 7.

Meeting Date: 07/10/2024

Re: Case# 24-1014 - 800 Virginia Ave Suite 60

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

Information

SUBJECT:

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|----------------|------------------------------|-----------------------------|------------------------|
| 24-1014 BTR | 800 Virginia Ave Suite 60 | Supreme Comfort Care LLC | Manuel Fernandez Jr |
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CASE INFORMATION:

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| Case Initiated: | May 31, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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| Violator: Supreme Comfort Care LLC 800 Virginia Ave Suite 60 Ft Pierce, FL 34950 | Registered Agent: Dakeisha L Roberson 5267 Saint Vincent Lane Westlake, FL 33470 |
| Property Owner: Virginia Avenue Plaza LLC 877 NE Jensen Beach Blvd Jensen Beach, FL 34957 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 8.

Meeting Date: 07/10/2024

Re: Case# 24-1043 - 2403 Okeechobee Rd

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

Information

SUBJECT:

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|-------------|--------------------|---------------|----------------------|
| 24-1043 BTR | 2403 Okeechobee Rd | Josie Sanders | Manuel Fernandez Jr. |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 10, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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| Violator: Josie Sanders 2403 Okeechobee Rd Fort Pierce, FL 34950 | Property Owner: Ckone Properties LLC 3101 S Indian River Dr Fort Pierce, FL 34982 |
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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 in all utilities to the premises be suspended.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 05/08/2024 11:57 AM

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 9.

Meeting Date: 07/10/2024

Re: Case# 24-1037 - 1901 S 25th St Suite 103

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

Information

SUBJECT:

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|----------------|-----------------------------|--------------------------|-------------------------|
| 24-1037 BTR | 1901 S 25th ST Suite 103 | Valor Healthcare Inc. | Manuel Fernandez Jr. |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 10, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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| Violator: Valor Healthcare Inc. 1901 S 25th ST Suite 103 Ft Pierce, FL 34947 | Registered Agent: Corporation Service Company 14643 Dallas Pkwy Suite 100 Dallas, TX 75254 |
| Property Owner: Mardi Executive Center LLC C/O Bruce Strumpf Inc. 2120 Drew St, Clearwater, FL 33765 | |

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 Started By: Manuel Fernandez, Jr.
Final Approval Date: 07/03/2024

Started On: 05/08/2024 02:33 PM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 07/10/2024

Re: Case# 24-1042 - 2806 S US HWY 1 C-6

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

Information

SUBJECT:

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|-------------|---------------------|-------------------|----------------------|
| 24-1042 BTR | 2806 S US HWY 1 C-6 | Le Sweet Spot LLC | Manuel Fernandez Jr. |
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CASE INFORMATION:

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| Case Initiated: | May 10, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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| Violator: Le Sweet Spot LLC 2806 S US HWY 1 C-6 Ft Pierce, 34950 | Registered Agent: Laquanda N Johnson 2538 Mohawk Ave Ft Pierce, FL 34946 |
| Property Owner: Ivest LP 9215 Solon Rd D-1 Houston, TX 77064 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 11.

Meeting Date: 07/10/2024

Re: Case# 24-1113 - 2545 S US HWY 1

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

Information

SUBJECT:

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|-------------|-----------------|------------------------|----------------------|
| 24-1113 BTR | 2545 S US HWY 1 | Jamaican Jerk Deli LLC | Manuel Fernandez Jr. |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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|---|---|
| Violator: Jamaican Jerk Deli LLC 2545 S US HWY 1 Ft Pierce, FL 34982 | Registered Agent: Paulette Sainvil 742 SE Ablett Lane Port St. Lucie, FL 34984 |
| Property Owner: Ehdn NV c/o Fraga Properties 2600 S Douglas Rd Ste 610 Coral Gables, FL 33134 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 12.

Meeting Date: 07/10/2024

Re: Case# 24-1128 - 2222 Colonial Rd Suite 201

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

Information

SUBJECT:

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|----------------|-------------------------------|-------------------------------|-------------------------|
| 24-1128 BTR | 2222 Colonial Rd Suite 201 | Ensure Health Partners Inc | Manuel Fernandez Jr. |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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| Violator: Ensure Health Partners Inc 2222 Colonial Rd Suite 201 Fort Pierce, FL 34950 | Registered Agent: Shelton Holdings LLC 2222 Colonial Rd Suite 201 Fort Pierce, FL 34950 |
| Property Owner: B & G Properties 2222 LLC 20533 Biscayne Blvd #216 Aventura, FL 33180 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 13.

Meeting Date: 07/10/2024

Re: Case# 24-1130 - 1502 S 33rd St

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

Information

SUBJECT:

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|-------------|----------------|---------------|---------------------|
| 24-1130 BTR | 1502 S 33rd St | Grizzley Auto | Manuel Fernandez Jr |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
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OWNER:

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|---|---|
| Violator: Grizzley Auto 1502 S 33rd St Fort Pierce, FL 34950 | Property Owner: Green Keel Holdings LLC 1503 Boston Avenue Fort Pierce, FL 34950 |
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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 in all utilities to the premises be suspended.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 05/15/2024 04:15 PM

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 14.

Meeting Date: 07/10/2024

Re: Case# 24-1144 - 2423 Orange Avenue

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

Information

SUBJECT:

| | | | |
|-------------|--------------------|------------------------|----------------------|
| 24-1144 BTR | 2423 Orange Avenue | 7-Eleven Store #41527H | Manuel Fernandez Jr. |
|-------------|--------------------|------------------------|----------------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
|-----------------|--------------|-----------------------|-----------------|

OWNER:

| | |
|--|---|
| Violator: 7-Eleven Store #41527H 2423 Orange Avenue Fort Pierce, FL 34950 | Property Owner: Jero Fort Pierce LLC c/o Walgreens Real Estate Tax Dept PO Box 1159 Deerfield, IL 60015 |
|--|---|

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: 07/03/2024

Started On: 05/19/2024 11:17 AM

Special Magistrate Hearing

3. B. 15.

Meeting Date: 07/10/2024

Re: Case# 24-1145 - 3479 S US HWY 1

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

Information

SUBJECT:

| | | | |
|-------------|-----------------|--------------------|---------------------|
| 24-1145 BTR | 3479 S US HWY 1 | Sea Rock Farms LLC | Manuel Fernandez Jr |
|-------------|-----------------|--------------------|---------------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
|-----------------|--------------|-----------------------|-----------------|

OWNER:

| | |
|--|---|
| Violator: Sea Rock Farms LLC 3479 S US HWY 1 Unit 1 Ft Pierce, FL 34982 | Registered Agent: Eduardo Galindez 3479 US-1 Unit #1 Ft Pierce, FL 34982 |
| Property Owner: Florida State Of C/O State Farmers MKT 3479 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 in all utilities to the premises be suspended.

Form Review

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 16.

Meeting Date: 07/10/2024

Re: Case# 24-1149 - 2502 Acorn St

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

Information

SUBJECT:

| | | | |
|----------------|------------------|--|-------------------------|
| 24-1149 BTR | 2502 Acorn St | Laser Hair Solutions And Electrolysis LLC | Manuel Fernandez Jr. |
|----------------|------------------|--|-------------------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 24, 2024 | Type Of Presentation: | PULLED BY STAFF |
|-----------------|--------------|-----------------------|-----------------|

OWNER:

| | |
|--|---|
| Violator: Laser Hair Solutions And Electrolysis LLC 2502 Acorn St Ft Pierce, FL 34947 | Registered Agent: Donna R Schindehette 1951 S Garden Grove Circle Vero Beach, FL 32962 |
| Property Owner: HS And NS Properties LLC 7892 Saddlebrook Dr Port St Lucie, FL 34986 | |

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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 17.

Meeting Date: 07/10/2024

Re: Case# 24-1155 - 2276 N US HWY 1

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

Information

SUBJECT:

| | | | |
|-------------|-----------------|-------------------------|----------------------|
| 24-1155 BTR | 2276 N US HWY 1 | Black Diamond Ink 8 LLC | Manuel Fernandez Jr. |
|-------------|-----------------|-------------------------|----------------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 31, 2024 | Type Of Presentation: | PULLED BY STAFF |
|-----------------|--------------|-----------------------|-----------------|

OWNER:

| | |
|--|--|
| Violator: Black Diamond Ink 8 LLC 2276 N Us Hwy 1 Ft Pierce, FL 34950 | Registered Agent: Rashad T Muhammad 2801 Virginia Ave Ft Pierce, FL 34981 |
| Property Owner: Komis LLC 660 Tennent Rd STE 206 Manalapan, NJ 07726 | |

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: 07/03/2024

Started On: 05/21/2024 10:43 AM

Special Magistrate Hearing

3. B. 18.

Meeting Date: 07/10/2024

Re: Case# 24-1157 - 1523 Avenue D

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

Information

SUBJECT:

| | | | |
|-------------|---------------|---------------------|----------------------|
| 24-1157 BTR | 1523 Avenue D | Calypso Cuisine LLC | Manuel Fernandez Jr. |
|-------------|---------------|---------------------|----------------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|-----------------|
| Case Initiated: | May 31, 2024 | Type Of Presentation: | PULLED BY STAFF |
|-----------------|--------------|-----------------------|-----------------|

OWNER:

| | |
|--|--|
| Violator: Calypso Cuisine LLC 1523 Avenue D Ft Pierce, FL 34950 | Registered Agent: Savitri Samsair 1523 Avenue D Ft Pierce, FL 34950 |
| Property Owner: Tessa Adams 3705 Avenue T Ft Pierce, FL 34947 | |

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: 07/03/2024

Started On: 05/21/2024 12:27 PM

Special Magistrate Hearing

3. B. 19.

Meeting Date: 07/10/2024

Re: Case# 24-753 - 5675 S US Highway 1

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|--------------------------|-----------------|
| 24-753 CE | 5675 S US Highway 1 | ALL PRO ACQUISITIONS INC | Heather Debevec |
|-----------|---------------------|--------------------------|-----------------|

CASE INFORMATION:

| | | | | |
|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 10, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

| | |
|---|--|
| VIOLATOR: ALL PRO ACQUISITIONS INC 5675 S US HIGHWAY 1 FT PIERCE, FL 34982 | OWNER: BLUE MARLIN STATIONS LLC 1202 OAKFIELD DR STE 109 BRANDON, FL 33511 |
| REGISTERED AGENT: WILLIAM D MCKINGHT 1202 OAKFIELD DR STE 109 BRANDON, FL 33511 | |

VIOLATIONS:

Sec. 22-19(a) - Imposed

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/03/2024

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

Special Magistrate Hearing

3. B. 20.

Meeting Date: 07/10/2024

Re: Case# 24-199 - 919 N US Highway 1

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

Information

SUBJECT:

| | | | |
|-----------|--------------------|--------------------------------------|-----------------|
| 24-199 CE | 919 N US Highway 1 | COMMONWEALTH MULTI-PROPERTIES INC | Heather Debevec |
|-----------|--------------------|--------------------------------------|-----------------|

CASE INFORMATION:

| | | | | |
|-----------------|------------------|-----------------------|--------------------|--|
| Case Initiated: | February 2, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|------------------|-----------------------|--------------------|--|

OWNER:

| | |
|---|--|
| OWNER: COMMONWEALTH MULTI-PROPERTIES INC 16370 NW 8TH DR PEMBROKE PINES, FL 33028 | REGISTERED AGENT: MALKIT S SAPPAL 16370 N.W. 8TH DRIVE PEMBROKE PINES, FL 33028 |
|---|--|

VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Paint the rusting areas in the carport area.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/03/2024

Started On: 03/20/2024 04:58 PM

Special Magistrate Hearing

3. B. 21.

Meeting Date: 07/10/2024

Re: Case# 24-815 - 601 N 25th Street

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

Information

SUBJECT:

| | | | |
|------------|-------------------|------------------|-----------------|
| 24- 815 CE | 601 N 25th Street | THREE O'S MARKET | Heather Debevec |
|------------|-------------------|------------------|-----------------|

CASE INFORMATION:

| | | | | |
|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

| | |
|---|---|
| VIOLATOR: THREE O'S MARKET 601 N 25TH ST FT PIERCE, FL 34950 | REGISTERED AGENT: AMY J SAID 5925 NW BATCHELOR TERR PORT ST LUCIE, FL 34986 |
| OWNER: WILLIAM F SAID 5925 NW BATCHELOR TER PORT ST LUCIE, FL 34986 | |

VIOLATIONS:

Sec. 22-19(a) – Imposed.

RECOMMENDATION:

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/03/2024

Started On: 04/08/2024 03:28 PM

Special Magistrate Hearing

3. B. 22.

Meeting Date: 07/10/2024

Re: Case# 24-819 - 3223 S US Highway 1 Suite A4

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

Information

SUBJECT:

| | | | |
|-------------|------------------------------|----------------|-----------------|
| 24- 819 BTR | 3223 S US Highway 1 Suite A4 | LETICIA GAMBOA | Heather Debevec |
|-------------|------------------------------|----------------|-----------------|

CASE INFORMATION:

| | | | | |
|-----------------|----------------|-----------------------|-----------------|--|
| Case Initiated: | April 15, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|----------------|-----------------------|-----------------|--|

OWNER:

| | |
|--|--|
| VIOLATOR: LETICIA GAMBOA 3224 S US HWY 1 STE A-4 FT PIERCE, FL 34982 | OWNER: AVE MARIA COMPANY LLC 3224 S US HWY 1 FT PIERCE, FL 34982 |
| REGISTERED AGENT: KOOZHAMPALA JOSEPH 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

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 23.

Meeting Date: 07/10/2024

Re: Case# 24-743 - Jaycee Park

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

Information

SUBJECT:

| | | | |
|-----------|-------------|------------------------|--------------------|
| 24-743 PK | Jaycee Park | Joseph Anthony Pintado | Charmaine Kirkland |
|-----------|-------------|------------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|------|
| Case Initiated: | March 30, 2024 | Type of Presentation: | PAID |
|-----------------|----------------|-----------------------|------|

OWNER:

| | |
|----------------------------------|--|
| OWNER: JOSEPH ANTHONY PINTADO | |
|----------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------------|---------|-----------|----------|-----------|
| 20164PK | 34-31(E) Parking in a Safety Zone | \$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

Started On: 05/14/2024 09:15 AM

Final Approval Date: 07/03/2024

Special Magistrate Hearing

3. B. 24.

Meeting Date: 07/10/2024

Re: Case# 24-282 - 3307 S US Highway 1

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

Information

SUBJECT:

| | | | |
|----------|---------------------|---------------------------|-----------------|
| 24-282CE | 3307 S US Highway 1 | UBILLA-DUQUE HOLDINGS LLC | Heather Debevec |
|----------|---------------------|---------------------------|-----------------|

CASE INFORMATION:

| | | | | |
|-----------------|------------------|-----------------------|-----------------|--|
| Case Initiated: | February 9, 2024 | Type of Presentation: | PULLED BY STAFF | |
|-----------------|------------------|-----------------------|-----------------|--|

OWNER:

| | |
|--|--|
| OWNER: UBILLA-DUQUE HOLDINGS LLC 427 S MARKET AVE FT PIERCE, FL 34982 | REGISTERED AGENT: JOSE D UBILLA 427 SOUTH MARKET AVENUE FT PIERCE, FL 34982 |
|--|--|

VIOLATIONS:

Sec. 24-19, 24-20, 24-21(5) - Maintenance of nuisance on property prohibited – Nuisance as an object

Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
IPMC 302.7 Accessory structures.

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

Section 117-3(b)(1)(3) – 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 15 days to:
 - Remove the pile of dead foliage debris, loose boards, scrap pieces, and other loose items from the property.
 - Bring in or remove the indoor style furniture.
 - Repair or remove the fence at the entrance.
 - Paint the fence at the entrance and the building where it is peeling, faded, discolored, and bare wood is showing.
 - Remove all signage from the previous business and replace it with a blank piece.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address the:

- Repair or replace the rotting wood around the building.

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: 07/03/2024

Started On: 03/22/2024 02:29 PM

Information

SUBJECT:

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

CASE INFORMATION:

| | | | |
|-----------------|------------------|-----------------------|-----------------|
| Case Initiated: | October 31, 2023 | Type of Presentation: | PULLED BY STAFF |
|-----------------|------------------|-----------------------|-----------------|

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: 06/05/2024

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. Maus*

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.

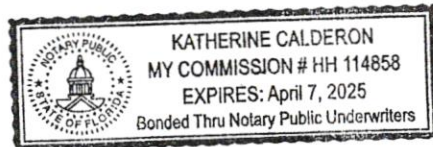
Manuel Fernandez Jr.
Manuel Fernandez Jr.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

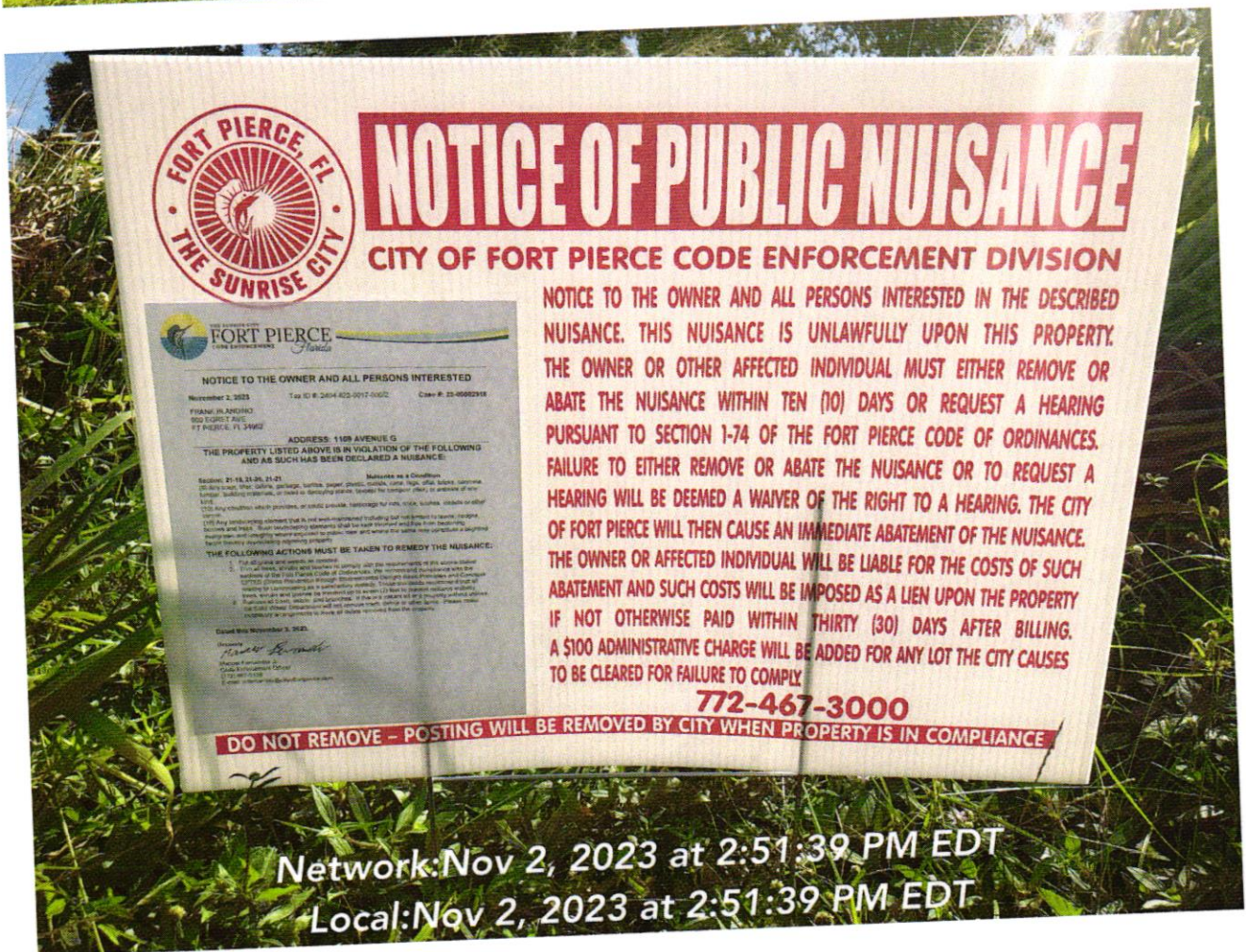
this 2 day of NOV, 20 23.

Katherine Calderon
NOTARY PUBLIC – STATE OF FLORIDA





Network: Nov 2, 2023 at 2:52:09 PM EDT
 Local: Nov 2, 2023 at 2:52:09 PM EDT



NOTICE OF PUBLIC NUISANCE

CITY OF FORT PIERCE CODE ENFORCEMENT DIVISION

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE DESCRIBED NUISANCE. THIS NUISANCE IS UNLAWFULLY UPON THIS PROPERTY. THE OWNER OR OTHER AFFECTED INDIVIDUAL MUST EITHER REMOVE OR ABATE THE NUISANCE WITHIN TEN (10) DAYS OR REQUEST A HEARING PURSUANT TO SECTION 1-74 OF THE FORT PIERCE CODE OF ORDINANCES. FAILURE TO EITHER REMOVE OR ABATE THE NUISANCE OR TO REQUEST A HEARING WILL BE DEEMED A WAIVER OF THE RIGHT TO A HEARING. THE CITY OF FORT PIERCE WILL THEN CAUSE AN IMMEDIATE ABATEMENT OF THE NUISANCE. THE OWNER OR AFFECTED INDIVIDUAL WILL BE LIABLE FOR THE COSTS OF SUCH ABATEMENT AND SUCH COSTS WILL BE IMPOSED AS A LIEN UPON THE PROPERTY IF NOT OTHERWISE PAID WITHIN THIRTY (30) DAYS AFTER BILLING. A \$100 ADMINISTRATIVE CHARGE WILL BE ADDED FOR ANY LOT THE CITY CAUSES TO BE CLEARED FOR FAILURE TO COMPLY.

772-467-3000

DO NOT REMOVE - POSTING WILL BE REMOVED BY CITY WHEN PROPERTY IS IN COMPLIANCE

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

November 2, 2023 Tax ID #: 2814-020-0017-0002 Case #: 23-00022318

FRANK J. ANZORIO
 100 GORCE BLVD
 FT PIERCE, FL 34962

ADDRESS: 1189 AVENUE G

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

Section: 21-14.24.01, 21-01 Malpractice as a Condition

21-14.24.01: Trash, garbage, refuse, paper, plastic, metal, cans, toys, auto, debris, furniture, building materials, or items or structures placed, kept, or stored on any lot or area of any lot.

21-01: Any condition which prevents, or tends to prevent, safe use, access, egress or other use of any building, structure, or land.

Malpractice as a Condition: Any individual, partnership, firm, or corporation that is not well-maintained, is dilapidated, and is in a state of disrepair, decay, and neglect. Such malpractice includes, but is not limited to, the following: structural damage, roof damage, and other damage to the building or structure. The City of Fort Pierce may take any action necessary to remedy the malpractice.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. Full cleanup and removal of debris.
2. Full cleanup and removal of debris to comply with the requirements of the above listed sections of the Fort Pierce Code of Ordinances. The responsible individual shall be liable for the cost of cleanup and removal of debris. The City of Fort Pierce may take any action necessary to remedy the malpractice.
3. The responsible individual shall be liable for the cost of cleanup and removal of debris. The City of Fort Pierce may take any action necessary to remedy the malpractice.
4. The responsible individual shall be liable for the cost of cleanup and removal of debris. The City of Fort Pierce may take any action necessary to remedy the malpractice.

Dated this November 2, 2023.

 Frank J. Anzorio
 City Administrator

Network: Nov 2, 2023 at 2:51:39 PM EDT
 Local: Nov 2, 2023 at 2:51:39 PM EDT



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
P.O. Box 1480
Fort Pierce, FL 34950

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Re: Invoice 40506

To Whom It May Concern:

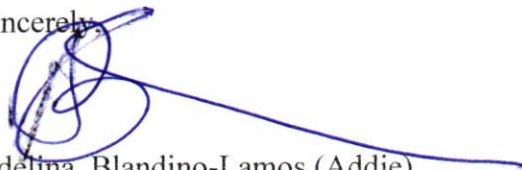
I am writing this letter in reference to above mentioned invoice that was submitted to Mr. Frank Blandino on or about January 22, 2024. I am writing to contest the above mentioned invoice for the following reasons.

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. 26.

Meeting Date: 07/10/2024

Re: Case# 24-283 - 3307 S US Highway 1

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|---------------------------|-----------------|
| 24-283 CE | 3307 S US Highway 1 | UBILLA-DUQUE HOLDINGS LLC | Heather Debevec |
|-----------|---------------------|---------------------------|-----------------|

CASE INFORMATION:

| | | | |
|-----------------|------------------|-----------------------|----------|
| Case Initiated: | February 9, 2024 | Type of Presentation: | COMPLIED |
|-----------------|------------------|-----------------------|----------|

OWNER:

| | |
|--|--|
| OWNER: UBILLA-DUQUE HOLDINGS LLC 427 S MARKET AVE FT PIERCE, FL 34982 | REGISTERED AGENT: JOSE D UBILLA 427 SOUTH MARKET AVENUE FT PIERCE, FL 34982 |
|--|--|

VIOLATIONS:

Sec. 16-28. - Dead or diseased tree removal on private property.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violator(s) failed to remove the dead tree, the following be ordered:

1. The violator(s) be given 10 days to remove the dead tree.

3. Failure to comply within the time provided will result in a fine of \$100.00 per day being assessed.

4. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a lien against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/03/2024

Started On: 05/15/2024 11:54 AM

Special Magistrate Hearing

4. A.

Meeting Date: 07/10/2024

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:

| | |
|----------------------------------|--|
| VIOLATOR: Zaida Ponce Quesada | |
|----------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-------------------------|---------|-----------|----------|-----------|
| 20154 PK | 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: 06/17/2024

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

Special Magistrate Hearing

4. B.

Meeting Date: 07/10/2024

Re: Case #24-824 - South Causeway Park

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|--------------------|--------------------|
| 24-824 PK | South Causeway Park | Tammy Marie Duncan | Charmaine Kirkland |
|-----------|---------------------|--------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|----------|
| Case Initiated: | April 6, 2024 | Type of Presentation: | Citation |
|-----------------|---------------|-----------------------|----------|

OWNER:

| | |
|------------------------------|--|
| OWNER: TAMMY MARIE DUNCAN | |
|------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|------------------------------------|---------|-----------|----------|-----------|
| 20172PK | 34-31(E) Posted No Parking Anytime | \$50.00 | \$10.00 | \$18.00 | \$78.00 |

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland

Started On: 05/14/2024 11:56 AM

Final Approval Date: 07/03/2024

Special Magistrate Hearing

4. C.

Meeting Date: 07/10/2024

Re: Case #24-746 - Jaycee Park

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

Information

SUBJECT:

| | | | |
|-----------|-------------|---------------------|--------------------|
| 24-746 PK | Jaycee Park | Marie Denise Nestor | Charmaine Kirkland |
|-----------|-------------|---------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|----------|
| Case Initiated: | March 30, 2024 | Type of Presentation: | Citation |
|-----------------|----------------|-----------------------|----------|

OWNER:

| | |
|-------------------------------|--|
| OWNER: MARIE DENISE NESTOR | |
|-------------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|---|---------|-----------|----------|-----------|
| 20165PK | 34-31(C) Parking for Boat Trailers Only | \$50.00 | \$10.00 | \$18.00 | \$78.00 |

RECOMMENDATION:

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

1. The violator(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

Started On: 05/14/2024 09:37 AM

Final Approval Date: 07/03/2024

Special Magistrate Hearing

4. D.

Meeting Date: 07/10/2024

Re: Case #24-825 - South Causeway Park

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

Information

SUBJECT:

| | | | |
|-----------|---------------------|-------------------------------|--------------------|
| 24-825 PK | South Causeway Park | David Raimundo Rodriguez Pino | Charmaine Kirkland |
|-----------|---------------------|-------------------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|----------|
| Case Initiated: | April 6, 2024 | Type of Presentation: | Citation |
|-----------------|---------------|-----------------------|----------|

OWNER:

| | |
|---|--|
| OWNER: DAVID RAIMUNDO RODRIGUEZ PINO | |
|---|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|------------------------------------|---------|-----------|----------|-----------|
| 20171PK | 34-31(E) Posted No Parking Anytime | \$50.00 | \$10.00 | \$18.00 | \$78.00 |

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 07/03/2024

Started On: 05/14/2024 10:36 AM

Special Magistrate Hearing

5. A.

Meeting Date: 07/10/2024

Re: Case# 24-1156 - South Causeway Park

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

Information

SUBJECT:

| | | | |
|------------|---------------------|-----------------|------------|
| 24-1156 PK | South Causeway Park | James D. Snyder | Rabenecker |
|------------|---------------------|-----------------|------------|

CASE INFORMATION:

| | | | |
|-----------------|--------------|-----------------------|--------------------------|
| Case Initiated: | May 19, 2024 | Type of Presentation: | Parking Citation Dispute |
|-----------------|--------------|-----------------------|--------------------------|

OWNER:

| | |
|--------------------------|--|
| OWNER: James D Snyder | PARKING VIOLATION: Parking Prohibited |
|--------------------------|--|

VIOLATIONS:

| Citation # | Code Section | Fine | Admin Fee | Late Fee | Total Due |
|------------|-----------------------------|---------|-----------|----------|-----------|
| 14353PK | 34-31(E) Parking Prohibited | \$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(s) be assessed a fine in the amount of \$60.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Jenifer Crespo-Martinez
Final Approval Date: 07/03/2024

Started On: 05/30/2024 11:04 AM

Special Magistrate Hearing

6. A.

Meeting Date: 07/10/2024

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. B.

Meeting Date: 07/10/2024

Re: Case #24-629 - 601 El Rancho Drive

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

Information

SUBJECT:

| | | | |
|------------|---------------------|--------------|--------------------|
| 24-0629 CE | 601 El Rancho Drive | John V Burke | Charmaine Kirkland |
|------------|---------------------|--------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|----------------|-----------------------|---------|
| Case Initiated: | March 29, 2024 | Type of Presentation: | Regular |
|-----------------|----------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| OWNER: JOHN V BURKE 601 EL RANCHO DRIVE FORT PIERCE, FL 34982 | |
|--|--|

VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Pressure wash or paint where chipping, molding, discoloration, and deterioration has occurred throughout the home.
 - Remove mattresses, storage containers, buckets, tarps, tents throughout the yard.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 07/03/2024

Started On: 05/03/2024 04:17 PM

Special Magistrate Hearing

6. C.

Meeting Date: 07/10/2024

Re: Case #24-0553 - 2404 Oleander Blvd

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

Information

SUBJECT:

| | | | |
|------------|--------------------|------------------------|--------------------|
| 24-0553 CE | 2404 Oleander Blvd | Joan R Stevenson (EST) | Charmaine Kirkland |
|------------|--------------------|------------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | March 6, 2024 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

OWNER:

| | |
|---|--|
| OWNER: JOAN R STEVENSON (EST) 2404 OLEANDER BLVD FT PIERCE, FL 34982 | |
|---|--|

VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 IPMC 304.7 Roofs and drainage.
 Section 123-37(12) – Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Remove all boards from windows throughout the home.
 - Remove mattresses, shopping carts, plastic storage containers, ladders, barrels, tables and tarps.
 - Repair the roof covered with tarp and obtain a permit and comply with all permit conditions.
 - Cut all grass, hedges and trees throughout the home.
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: 07/03/2024

Started On: 05/02/2024 04:24 PM

Special Magistrate Hearing

6. D.

Meeting Date: 07/10/2024

Re: Case #24-767 2811 Sunrise Blvd

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

Information

SUBJECT:

| | | | |
|------------|-------------------|-------------------|--------------------|
| 24-0767 CE | 2811 Sunrise Blvd | Earl S Hamby (TR) | Charmaine Kirkland |
|------------|-------------------|-------------------|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | April 5, 2024 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| OWNER: EARL S HAMBY 2811 SUNRISE BLVD FT PIERCE, FL 34982 | |
|--|--|

VIOLATIONS:

Section 123-37(12) – Landscape maintenance
 Section 125-322(c)(1)(2) – Fences, walls, and hedges – Height restrictions
 IPMC 304.7 Roofs and drainage.
 IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

- The violator(s) be given 60 days to:
 - Cut all overgrown grass, hedges, bushes, and trees throughout the property.
 - Cut all hedges and trees in front of the home to 4 feet.
 - Repair the gutter in the front of the home where the address identification has fallen.
 - Paint window panels, door frames, and metal frames where chipping, molding, deterioration, and rust has occurred throughout the home.
- Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
 Final Approval Date: 07/03/2024

Started On: 05/15/2024 10:45 AM

Special Magistrate Hearing

6. E.

Meeting Date: 07/10/2024

Re: Case #24-769 - 2705 Dunbar Street

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

Information

SUBJECT:

| | | | |
|------------|--------------------|---|--------------------|
| 24-0769 CE | 2705 Dunbar Street | Leonard Barron & Harmeka Adena Aletia Jones | Charmaine Kirkland |
|------------|--------------------|---|--------------------|

CASE INFORMATION:

| | | | |
|-----------------|---------------|-----------------------|---------|
| Case Initiated: | April 5, 2024 | Type of Presentation: | Regular |
|-----------------|---------------|-----------------------|---------|

OWNER:

| | |
|---|--|
| OWNER: Leonard Barron Harmeka Adena Aletia Jones 2705 Dunbar Street Ft Pierce, FL 34947 | |
|---|--|

VIOLATIONS:

Section 30-28(c) – Responsibility for containers
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
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 60 days to:
 - Remove all trash/recycling containers from the front of the structure on non-collection days.
 - Remove all items kept on the property within view of the public, unless such item is specifically used and designed to be kept outdoors.
 - Obtain a permit to repair the roof and comply with all permit conditions.
 - Paint the fence where molding, chipping, discoloration, and deterioration has occurred.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Final Approval Date: 07/03/2024

Special Magistrate Hearing

6. F.

Meeting Date: 07/10/2024

Re: Case # 24-389 - 1402 Barcelona Avenue

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

Information

SUBJECT:

| | | | |
|-----------|-----------------------|-----------------|-----------------|
| 24-389 CE | 1402 Barcelona Avenue | CARML GROUP LLC | Heather Debevec |
|-----------|-----------------------|-----------------|-----------------|

CASE INFORMATION:

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

OWNER:

| | |
|---|--|
| OWNER: CARML GROUP LLC 4351 WESTON RD #215 DAVIE, FL 33331 | REGISTERED AGENT: ANTHONY MARTINEZ 4351 WESTON ROAD #215 WESTON, FL 33331 |
|---|--|

VIOLATIONS:

IPMC 304.2 Protective treatment.
IPMC 304.1 Exterior structure – General.

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 do the following:
 - Paint the home where it is discolored, peeling, and bare wood is showing.
 - Pressure wash the driveway.
 - Obtain a permit and comply with all permit conditions to address the following:
 - Replace the rotting wood around the home.
 - Repair siding and walls where damaged.
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: 07/03/2024

Started On: 04/02/2024 04:45 PM