

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, July 17, 2024 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.	24-670 CE	715 S Ocean Drive	BOARDWALK CONDOMINIUM ASSOCIATION INC	Heather Debevec
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2.	24-876 CE	2610 (Rear) Orange Ave	Pinchuk Warehouse Properties LLC	Isaac Saucedo
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3.	24-875 CE	2610 Orange Ave	PINCHUK WAREHOUSE PROPERTIES LLC	Isaac Saucedo
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4.	24-0805 CE	1903 S 8th ST	Beatris Alonzo (TR)	Manuel Fernandez Jr.
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5.	24-0525 CE	426 N 21st ST	Chandrea Denise Harden Cassandra Harden	Manuel Fernandez Jr.
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6.	24-0506 CE	430 N 19th ST	Delores H Johnson Joseph A Hogan (EST) Charlie J Hogan (EST)	Manuel Fernandez Jr.
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7.	24-0527 CE	724 Texas CT	Alan J Branca	Manuel Fernandez Jr.
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8.	24-746 PK	Jaycee Park	Marie Denise Nestor	Charmaine Kirkland
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4. PUBLIC HEARINGS - CITATIONS

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.	24-825 PK	South Causeway Park	David Raimundo Rodriguez Pino	Charmaine Kirkland
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5. PUBLIC HEARINGS - CITATION APPEALS

A.	24-1156 PK	South Causeway Park	James D. Snyder	Rabenecker
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B.	24-1291 PK	400 N Indian River Dr. City Lot	Robert Kelly	Rabenecker
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6. PUBLIC HEARINGS - VIOLATION CASES

A.	24-894 CE	437 N Us Hwy 1	Max Gas D LLC	Isaac Saucedo
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B.	24-901 CE	2402 Avenue E	Joyce A Holloway	Isaac Saucedo
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C.	24-877 CE	2906 Orange Ave	James E Hatfield	Isaac Saucedo
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D.	24-389 CE	1402 Barcelona Avenue	CARML GROUP LLC	Heather Debevec
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E.	24-504 CE	1218 Orange Avenue	CARML GROUP LLC	Heather Debevec
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F.	24- 839 CE	430 N US Highway 1	BAKER`S MANAGEMENT PROPERTIES INC	Heather Debevec
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G.	24-450 CE	2501 Sunrise Boulevard	ERIN PATRICK	Heather Debevec
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H.	24-918 STR	1701 Bayshore Drive	OAKLAND PARK SNAPPERS LLC	Heather Debevec
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I.	24-0523 CE	431 N 21st ST	Brittany Georges	Manuel Fernandez Jr.
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J.	24-0863 CE	1004 Texas CT	Ghazanfar Saeed	Manuel Fernandez Jr.
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K.	24-0553 CE	2404 Oleander Blvd	Joan R Stevenson (EST)	Charmaine Kirkland
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L.	24-0629 CE	601 El Rancho Drive	John V Burke	Charmaine Kirkland
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M.	24-0769 CE	2705 Dunbar Street	Leonard Barron, Harmeka Adena Aletia Jones	Charmaine Kirkland
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N.	24-0767 CE	2811 Sunrise Blvd	Earl S Hamby (TR)	Charmaine Kirkland
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7. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	24-101 CE	423 N 19th St	Ferrara Family Limited Partner	Isaac Saucedo
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8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	21-2067 CE	1409 Delaware Ave	Xiang Lin	Isaac Saucedo
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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: 07/17/2024

Re: Case# 24-670 - 715 S Ocean Drive

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

Information

SUBJECT:

24-670 CE	715 S Ocean Drive	BOARDWALK CONDOMINIUM ASSOCIATION INC	Heather Debevec
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CASE INFORMATION:

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

OWNER: BOARDWALK CONDOMINIUM ASSOCIATION INC 1111 SE FEDERAL HWY STE 100 STUART, FL 34994	OTHER PARTY: THE BOARDWALK CONDOMINIUM ASSOCIATION INC 225 N PACE BLVD PENSACOLA, FL 32505
REGISTERED AGENT: GLENN DORSEY 225 N PACE BLVD PENSACOLA, FL 32505	

VIOLATIONS:

IPMC 304.3 Address identification.

RECOMMENDATION:

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

1. The violator(s) be given 5 days to :
 - Place unit identifiers on each unit.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Final Approval Date: 07/10/2024

Special Magistrate Hearing

3. B. 2.

Meeting Date: 07/17/2024

Re: Case# 24-876 - 2610 (Rear) Orange Ave

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

Information

SUBJECT:

24-876 CE	2610 (Rear) Orange Ave	Pinchuk Warehouse Properties LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 15, 2024	Type of Presentation:	CONTINUED
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OWNER:

OWNER: PINCHUK WARHOUSE PROPERTIES LLC 10591 SW KATRINA WAY PORT ST LUCIE, FL 34987	
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VIOLATIONS:

Sec. 125-322 (e). - Fences, walls and hedges; installation, replacement and maintenance
Section 123-37(12) – Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 15 days to:
 - o Properly screen in chain link fence with a mesh.
 - o Cut all overgrown bushes, trees, shrubs and grass.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/10/2024

Started On: 06/08/2024 10:07 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 07/17/2024

Re: Case# 24-875 - 2610 Orange Ave

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

Information

SUBJECT:

24-875 CE	2610 Orange Ave	PINCHUK WAREHOUSE PROPERTIES LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 15, 2024	Type of Presentation:	CONTINUED
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OWNER:

OWNER: PINCHUK WAREHOUSE PROPERTIES LLC 10591 SE KATRINA WAY PORT ST LUCIE, FL 34987	
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VIOLATIONS:

*Section 123-37(12) – Landscape maintenance
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:
 - o Cut al overgrown bushes, trees, shrubs and grass.
 - o Pressure was wash and paint building where staining has occurred.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/10/2024

Started On: 06/08/2024 10:25 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 07/17/2024

Re: Case# 24-0805 - 1903 S 8th ST

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

Information

SUBJECT:

24-0805 CE	1903 S 8th ST	Beatris Alonzo (TR)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	April 19, 2024	Type Of Presentation:	COMPLIED
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OWNER:

Beatris Alonzo (TR) 1903 S 8th St Fort Pierce, FL 34950	
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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 in the front yard and create a designated parking area.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 05/30/2024 02:45 PM

Final Approval Date: 07/10/2024

Special Magistrate Hearing

3. B. 5.

Meeting Date: 07/17/2024

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.
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CASE INFORMATION:

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

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

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to 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: 07/03/2024

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

Special Magistrate Hearing

3. B. 6.

Meeting Date: 07/17/2024

Re: Case# 24-0506 - 430 N 19th ST

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

Information

SUBJECT:

24-0506 CE	430 N 19th ST	Delores H Johnson Joseph A Hogan (EST) Charlie J Hogan (EST)	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	March 19, 2024	Type Of Presentation:	Continued
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OWNER:

Delores H Johnson Joseph A Hogan (EST) Charlie J Hogan (EST) 430 N 19th ST Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 15 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 \$50.00 per day being assessed.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 07/10/2024

Started On: 05/30/2024 03:33 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 07/17/2024

Re: Case # 24-0527 - 724 Texas CT

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

Information

SUBJECT:

24-0527 CE	724 Texas CT	Alan J Branca	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	March 18, 2024	Type Of Presentation:	CONTINUED
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OWNER:

Alan J Branca 724 Texas CT Fort Pierce, FL	
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VIOLATIONS:

Section 123-37(12) - Landscape Maintenance
 IPMC 304.2 - Protective Treatment
 IPMC 304.13 - Window, Skylight, and door frames
 IPMC 304.6 Exterior Walls

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:
 - Cut all overgrown grass, shrubs and or hedges throughout the property.
 - Pressure wash and paint where molding, peeling, or deterioration has occurred.
 - Obtain a permit to repair the broken windows and window frames on the north side of the house and comply with all permit conditions.
 - Obtain a permit to repair where any wood had begun to deteriorate on the house and comply with all permit conditions.
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: 07/10/2024

Started On: 05/30/2024 04:26 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	March 30, 2024	Type of Presentation:	PAID
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OWNER:

OWNER: MARIE DENISE NESTOR	
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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. A.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

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

VIOLATOR: Zaida Ponce Quesada	
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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: 07/03/2024

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

Special Magistrate Hearing

4. B.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	April 6, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Tammy Marie Duncan	
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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
Final Approval Date: 07/03/2024

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

Special Magistrate Hearing

4. C.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	April 6, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR: David Raimundo Rodriguez Pino	
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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: 07/17/2024

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
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CASE INFORMATION:

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

OWNER: James D Snyder	PARKING VIOLATION: Parking Prohibited
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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

5. B.

Meeting Date: 07/17/2024

Re: Case# 24-1291 - 400 N Indian River Dr. City Lot

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

Information

SUBJECT:

24-1291 PK	400 N Indian River Dr. City Lot	Robert Kelly	Rabenecker
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CASE INFORMATION:

Case Initiated:	May 18, 2024	Type of Presentation:	Parking Citation Dispute
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OWNER:

OWNER: Robert Kelly	PARKING VIOLATION: Parking Prohibited - No Trailers
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15736PK	34-31-(E) Parking Prohibited	\$50.00	\$10.00	\$0.00	\$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: 07/10/2024

Started On: 06/14/2024 09:51 AM

Special Magistrate Hearing

6. A.

Meeting Date: 07/17/2024

Re: Case # 24-894 - 437 N US Hwy 1

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

Information

SUBJECT:

24-894 CE	437 N Us Hwy 1	Max Gas D LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 16, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Max Gas D LLC 411 SE 6th ST Dania, FL 33004	
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VIOLATIONS:

Section 123-37(12) – Landscape maintenance

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

IPMC 304.2 Protective treatment

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - To cut all overgrown bushes, trees, shrubs and grass.
 - Remove all trash located on property
 - Pressure wash all areas 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: Isaac Saucedo
Final Approval Date: 07/10/2024

Started On: 06/08/2024 08:57 AM

Special Magistrate Hearing

6. B.

Meeting Date: 07/17/2024

Re: Case # 24-901 - 2402 Avenue E

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

Information

SUBJECT:

24-901 CE	2402 Avenue E	Joyce A Holloway	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 17, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: JOYCE A HOLLOWAY 2302 AVENUE G UNIT APT B FT PIERCE, FL 34950	
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VIOLATIONS:

IPMC 302.7 Accessory structures

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 obtain a permit and comply with all permit conditions to:
 - o Repair fence or if removing fence no permit is needed.
 - o Repair roof 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: Isaac Saucedo
Final Approval Date: 07/10/2024

Started On: 06/08/2024 09:18 AM

Special Magistrate Hearing

6. C.

Meeting Date: 07/17/2024

Re: Case # 24-877 - 2906 Orange Ave

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

Information

SUBJECT:

24-877 CE	2906 Orange Ave	James E Hatfield	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 15, 2024	Type of Presentation:	Regular
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OWNER:

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

IPMC 304.2 Protective treatment.

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

Sec. 125-322 (e). - Fences, walls and hedges; installation, replacement and maintenance

IPMC 304.6 Exterior walls.

IPMC 302.7 Accessory structures.

Section 123-37(12) – Landscape maintenance

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Obtain a permit and comply with all permit conditions to repair rotted wood throughout the property
 - Repair fence where deterioration has occurred.
 - Pressure wash and paint buildings where deterioration has occurred.
 - Remove all buckets, ladders, trash and all other miscellaneous items throughout the property.
 - Cut down all overgrown bushes, trees, shrubs and grass.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/10/2024

Started On: 06/08/2024 09:34 AM

Special Magistrate Hearing

6. D.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

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

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

Special Magistrate Hearing

6. E.

Meeting Date: 07/17/2024

Re: Case # 24-504 - 1218 Orange Avenue

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

Information

SUBJECT:

24-504 CE	1218 Orange Avenue	CARML GROUP LLC	Heather Debevec
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CASE INFORMATION:

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

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

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 IPMC 304.1 Exterior structure – General.
 IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to do the following:
 - Remove barrels, boxes, and any other items in the above-mentioned ordinance and store out of public view.
 - Replace all rotting wood, warped metal, and missing siding from the rear building.
 - Paint the peeling, discolored, and rusting areas on the rear building.
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: 07/10/2024

Started On: 04/15/2024 03:16 PM

Special Magistrate Hearing

6. F.

Meeting Date: 07/17/2024

Re: Case # 24-839 - 430 N US Highway 1

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

Information

SUBJECT:

24- 839 CE	430 N US Highway 1	BAKER`S MANAGEMENT PROPERTIES INC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 19, 2024	Type of Presentation:	Repeat
First Hearing Date:	October 04, 2023	Findings:	<p>On this date, the Special Magistrate found the following violations existed:</p> <ul style="list-style-type: none"> ● <i>Section 117-3(b) – Removal of signs.</i> ● <i>IPMC 304.2 Protective treatment.</i>

OWNER:

<p>OWNER: BAKER`S MANAGEMENT PROPERTIES INC PO BOX 1746 FT PIERCE, FL 34954</p>	<p>REGISTERED AGENT: VERNON M DIXON II 720 DELAWARE AVENUE UNIT B FT PIERCE, FL 34950</p>
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VIOLATIONS:

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

RECOMMENDATION:

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

1. Per State Statute 162.09, the violations 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 April 19, 2024 as established by the 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: 07/10/2024

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

Special Magistrate Hearing

6. G.

Meeting Date: 07/17/2024

Re: 24-450 - 2501 Sunrise Boulevard

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

Information

SUBJECT:

24-450 CE	2501 Sunrise Boulevard	ERIN PATRICK	Heather Debevec
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CASE INFORMATION:

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

OWNER: ERIN PATRICK 2501 SUNRISE BLVD FT PIERCE, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 Section 24-19, 24-20, 24-21(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 5 days to do the following:
 - Refrain from parking in the front yard.
 - Remove tarps, boards, boxes, doors, and any other items in the above-mentioned ordinance and store out of public view.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 07/10/2024

Started On: 04/16/2024 03:38 PM

Special Magistrate Hearing

6. H.

Meeting Date: 07/17/2024

Re: Case # 24-918 - 1701 Bayshore Drive

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

Information

SUBJECT:

24-918 STR	1701 Bayshore Drive	OAKLAND PARK SNAPPERS LLC	Heather Debevec
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CASE INFORMATION:

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

VIOLATOR: OAKLAND PARK SNAPPERS LLC 2921 NE 48TH ST LIGHTHOUSE POINT, FL 33064	REGISTERED AGENT: PETER LE 2921 NE 48TH STREET LIGHTHOUSE POINT, FL 33064
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VIOLATIONS:

Sec. 22-506 (b) Registration. - Standards and requirements.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed, and future rentals be terminated immediately. All advertisements for short-term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/10/2024

Started On: 04/18/2024 11:26 AM

Special Magistrate Hearing

6. I.

Meeting Date: 07/17/2024

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.
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CASE INFORMATION:

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

Brittany Georges 431 N 21st ST Ft Pierce, FL 34950	
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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: 07/09/2024

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

Special Magistrate Hearing

6. J.

Meeting Date: 07/17/2024

Re: Case# 24-0863 - 1004 Texas CT

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

Information

SUBJECT:

24-0863 CE	1004 Texas CT	Ghazanfar Saeed	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	April 19, 2024	Type Of Presentation:	Regular (phone)
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OWNER:

Ghazanfar Saeed 3706 Promenade Way Fort Pierce, FL 34982	
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VIOLATIONS:

IMPC 304.2 Protective Treatment

RECOMMENDATION:

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

1. The violator(s) be given 15 days to the following:
 - Pressure wash and paint where staining, molding, and or discoloration has occurred on the trim of the house.
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: 07/10/2024

Started On: 05/30/2024 04:07 PM

Special Magistrate Hearing

6. K.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	March 6, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: JOAN R STEVENSON (EST) 2404 OLEANDER BLVD FT PIERCE, FL 34982	
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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. L.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	March 29, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: JOHN V BURKE 601 EL RANCHO DRIVE FORT PIERCE, FL 34982	
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, 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. M.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	April 5, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Leonard Barron Harmeka Adena Aletia Jones 2705 Dunbar Street Ft Pierce, FL 34947	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
IPMC 304.7 Roofs and drainage
IPMC 304.2 Protective treatment.

RECOMMENDATION:

The city requests that if the Special Magistrate finds the violation exists, 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. N.

Meeting Date: 07/17/2024

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
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CASE INFORMATION:

Case Initiated:	April 5, 2024	Type of Presentation:	Regular
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OWNER:

VIOLATOR: EARL S HAMBY 2811 SUNRISE BLVD FT PIERCE, FL 34982	
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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 exists, the following be ordered:

1. 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.
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: 05/15/2024 10:45 AM

Information

SUBJECT:

24-101 CE	423 N 19th St	Ferrara Family Limited Partner	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 12, 2024	Type of Presentation:	Lot Clearing Dispute (phone)
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OWNER:

VIOLATOR: Ferrara Family Limited Partner 4200 West 44th St Edina, MN 55424	
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VIOLATIONS:

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

FINDINGS/CASE FOLLOW-UP:

January 19, 2024 – Notice sent and property was posted and declared a Nuisance.
January 30, 2024 – Follow-up inspection completed, and the property still in violation.
February 20, 2024 – Follow-up inspection completed, and the property still in violation.
February 25, 2024 – Work was completed by a City vendor.
March 27, 2024 – Invoice sent to owner advising of amount due and right to contest the fines.
April 11, 2024 – Massey request received from Mr. Bruce Ferrara to contest a fine amount of \$1300.00.

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.

RECOMMENDATION:

To be determined

Attachments

Property Card
Request
Bill & Photo
Notice
Posting

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/05/2024

Started On: 07/05/2024 10:46 AM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 423 N 19TH ST	Parcel ID: 2409-602-0241-000-0	Account #: 21873	Sec/Town/Range: 09/35S/40E
Map ID: 24/09N	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

Ferrara Family Limited Partner
4200 West 44th St
Edina, MN 55424

Legal Description

ALAMANDA VISTA S/D BLK L LOT 12 AND S 5 FT OF VAC ALLEY ADJ ON N (OR 1963-326: 3048-1170)

Current Values

Just/Market: \$19,300	Assessed: \$3,886
Exemptions: \$0	Taxable: \$3,886

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$19,300	\$3,886	\$0	\$3,886
2022	\$14,500	\$3,533	\$0	\$3,533
2021	\$12,200	\$3,212	\$0	\$3,212

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-19-2008	3048 / 1170	XX03	WD	Ferrara Thomas B	\$100
03-09-2004	1963 / 0326	XX00	WD	USA Land Invest.Com Inc	\$5,300
02-16-2004	1901 / 0215	XX01	TXDEED	Davis Lena	\$2,900

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):	0.21
Land Size (SF):	9,256
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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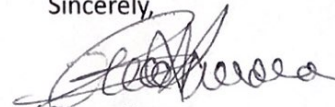
K Calderon
Code Enforcement
City of Fort Pierce
kcalderon@cityoffortpierce.com

4/11/24

Dear Ms Calderone,

Thank you for taking time to speak with me today. I am officially contesting a fine and charge for lot clearing fees charged to me on 3/27 for clearing a lot I own on 423 N 19th St. The case number is 24-00000101, I am customer number 2747/4765 and the invoice I am contesting is 40724. I was sent a notice of violation by a Mr Jose Carrasco dated January 19, 2024. I did not receive the notice by regular mail until mid- February which is a bit annoying but I dealt with the notice immediately. Mr Carrasco reports that I was sent a registered letter but I can assure you I did not receive this and I know you do not have a signed receipt by me. Nonetheless, I immediately contacted the folks that have mowed my lots (I have more than one) and Mr. Robert Wright contacted the city and met with someone from Fort Pierce after the notice arrived; he was unclear as to the official lot lines and boundaries. Evidently, he did not know the official size of the lot and previously cleared only part of it on a regular basis. I was notified by Ms Zell Wright, Robert's wife, that the entire lot was cleared and was within compliance by 2/23 and immediately paid his invoice. Mr Carrasco subsequently had my lot cleared 2/25, two days after it was cleared by Mr Wright. I don't know why I am being charged a fee and a fine for clearance of a lot that was cleared two days earlier. I doubt that Mr Carrasco reinspected the lot prior to 2/25 and nowhere in the initial notification was I asked to contact him after the lot was cleared. I have been a good lot owner. I previously received a letter from Fort Pierce thanking me for keeping my lots in such good shape. I am including pictures pre and post clearance taken by Mr Wright on 2/23. I think it is unfair that I am required to pay for clearance of a lot that was cleared prior to the supposed clearance on 2/25 and object to the delay in notification that there was a problem. If you can show me a signed receipt of a registered letter I will reconsider this. I suggest that I be contacted by email at bfer@comcast.net so there is no delay or the time to respond is reasonable considering the frequent delay in regular mail. Thanks for your consideration.

Sincerely,



Bruce Ferrara



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 19, 2024

Tax ID #: 2409-602-0241-000/0

Case #: 24-00000101

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

ADDRESS: 423 N 19TH ST

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 January 19, 2024.

Sincerely,

Jose Carrasco
Code Enforcement Officer
(772)467-3152
E-mail: Jcarrasco@cityoffortpierce.com



January 19, 2024

Property address: 423 N 19TH ST

Tax ID #: 2409-602-0241-000/0

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

Re: Case # 24-00000101

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 suít.

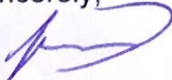
- b. If there are gopher tortoise burrows on the property, all trimming and cutting must comply with Florida Fish and Wildlife Conservation Commission policies. Prior to mowing, mark the location of all burrows. Do not use heavy equipment, including lawnmowers, within 25 feet of the burrow. Hand tools, 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 772-467-3152 or by email at Jcarrasco@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,



Jose Carrasco
Code Enforcement Officer



AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

ADDRESS: 423 N 19TH ST

CASE NO: 24-00000101


BEFORE ME, the undersigned authority, personally appeared Jose Carrasco, 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:

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

FURTHER AFFIANT SAYETH NOT.

DATED this 19 day of January, 2021.



Jose Carrasco

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 19th day of January, 2024.



NOTARY PUBLIC - STATE OF FLORIDA



INVOICE

TO: FERRARA FAMILY LIMITED PARTNER
4200 WEST 44 ST
EDINA, MN 55424

INVOICE NO: 40724
DATE: 3/27/24

CUSTOMER NO: 2747/4765

TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	1,200.00	1,200.00

DATE MOWED: 2/25/24
 INSPECTED BY: J CARRASCO
 CASE #: 24-0101
 PROPERTY ADDRESS: 423 N 19TH ST
 PARCEL TAX ID: 2409-602-0241-000-0
 *** **

"IF YOU WOULD LIKE TO CONTEST THIS FINE OR DISAGREE WITH THE WORK PERFORMED, THEN YOU MUST RESPOND IN WRITING, STATING A DETAILED REASON AS TO WHY YOU DISAGREE. THIS STATEMENT MUST BE RECEIVED BY OUR OFFICE WITHIN TWENTY DAYS FROM THE DATE OF THIS INVOICE. IF WE DO NOT HEAR FROM YOU WITHIN TWENTY DAYS OR RECEIVE PAYMENT BY THE DUE DATE, A LIEN WILL BE FILED AGAINST THE PROPERTY; INTEREST WILL BE CHARGED AT THE RATE OF 6% PER YEAR FROM THE ORIGINAL INVOICE DATE."

TOTAL DUE: \$1,300.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 3/27/24 DUE DATE: 3/27/24 NAME: FERRARA FAMILY LIMITED PARTNER
 CUSTOMER NO: 2747/4765 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:
 CITY OF FORT PIERCE
 P O BOX 1480
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 40724
 TERMS: NET 0 DAYS AMOUNT: \$1,300.00

INVOICE

Wright & Avant Lawn Care

613 N 22nd St, Fort Pierce, FL 34950, UNITED STATES

wrightavantlawncare@gmail.com

Invoice No#: 0623

Invoice Date: Feb 23, 2024

Due Date: Feb 23, 2024

\$500.00
AMOUNT DUE

BILL TO

Bruce Ferrara

bfer@comcast.net

Phone: +1 612-386-7085

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	313 N 14th St Fort Pierce FL 34950 Regular Lot Maintenance	1	\$100.00	\$100.00
2	423 N 19th St Fort Pierce FL 34950 Regular Lot Maintenance	1	\$100.00	\$100.00
3	431 N 10th St Fort Pierce FL 34950 Regular Lot Maintenance	1	\$100.00	\$100.00
4	433 Dundas Ct Fort Pierce FL 34950 Regular Lot Maintenance	1	\$100.00	\$100.00
5	702 N 19th St Fort Pierce FL 34950 Regular Lot Maintenance	1	\$100.00	\$100.00
			Subtotal	\$500.00
			TOTAL	\$500.00 USD

NOTES TO CUSTOMER

Note: The lot that you informed me about on 423 N 19th street is located next to the lot that we have serviced for almost a year now. My husband and I were under the impression that it was your property. My husband had someone from the city stop by and show him where your property marks were located and it's huge. Bruce it is like 3 to 4 lots together and it is the biggest out of all you lots this one starts mid street and runs to the corner. My husband did clear that lot and it is in compliance.

Moving forward you will need to increase the amount for 423 N 19th Lot. Give me your thoughts about everything and shoot me a quick email or call.

From: Bruce Ferrara bfer@comcast.net
Subject: Re: February Invoice
Date: Feb 23, 2024 at 1:35:28 PM
To: Zell Wright wrightavantlawncare@gmail.com

I'll call you tomorrow. I think it is very small. Now they say it is big?
Sent from my iPhone

On Feb 23, 2024, at 1:21PM, Zell Wright <wrightavantlawncare@gmail.com> wrote:

Good afternoon Bruce

I hope all is well see attached invoice.

Note: The lot that you informed me about on **423 N 19th street** is located next to the lot that we have serviced for almost a year now. My husband and I were under the impression that it was your property. My husband had **someone from the city stop by and show him where your property marks** were located and it's huge. Bruce it is like 3 to 4 lots together and it is the biggest out of all you lots this one starts mid street and runs to the corner. **My husband did clear that lot and it is in compliance.** Moving forward you will need to increase the amount for 423 N 19th Lot. Give me your thoughts about everything and shoot me a quick email or call.

Zell Wright
613 N 22nd St
Fort Pierce, FL
Cell **772-408-7343**

This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please immediately notify by replying to this.

<FEB Invoice - 0623.pdf>

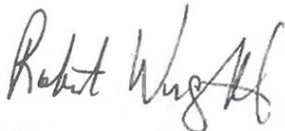
4/12/2024

Robert Wright
613 N 22nd St
Fort Pierce, FL 34950
772-408-3809 or 772-408-7343
wrightavantlawncare@gmail.com

I am writing this letter to inform you that the lot in question 423 N 19th St located in Fort Pierce FL 34950 was cleared and mowed by me Robert Wright. I have serviced all of Mr. Bruce's lots for a year now. I have also given Bruce pictures. Please let me know if you require any additional information. Thank you for your time.

Sincerely,

Robert Wright

A handwritten signature in black ink that reads "Robert Wright". The signature is written in a cursive style with a large, stylized initial "R".



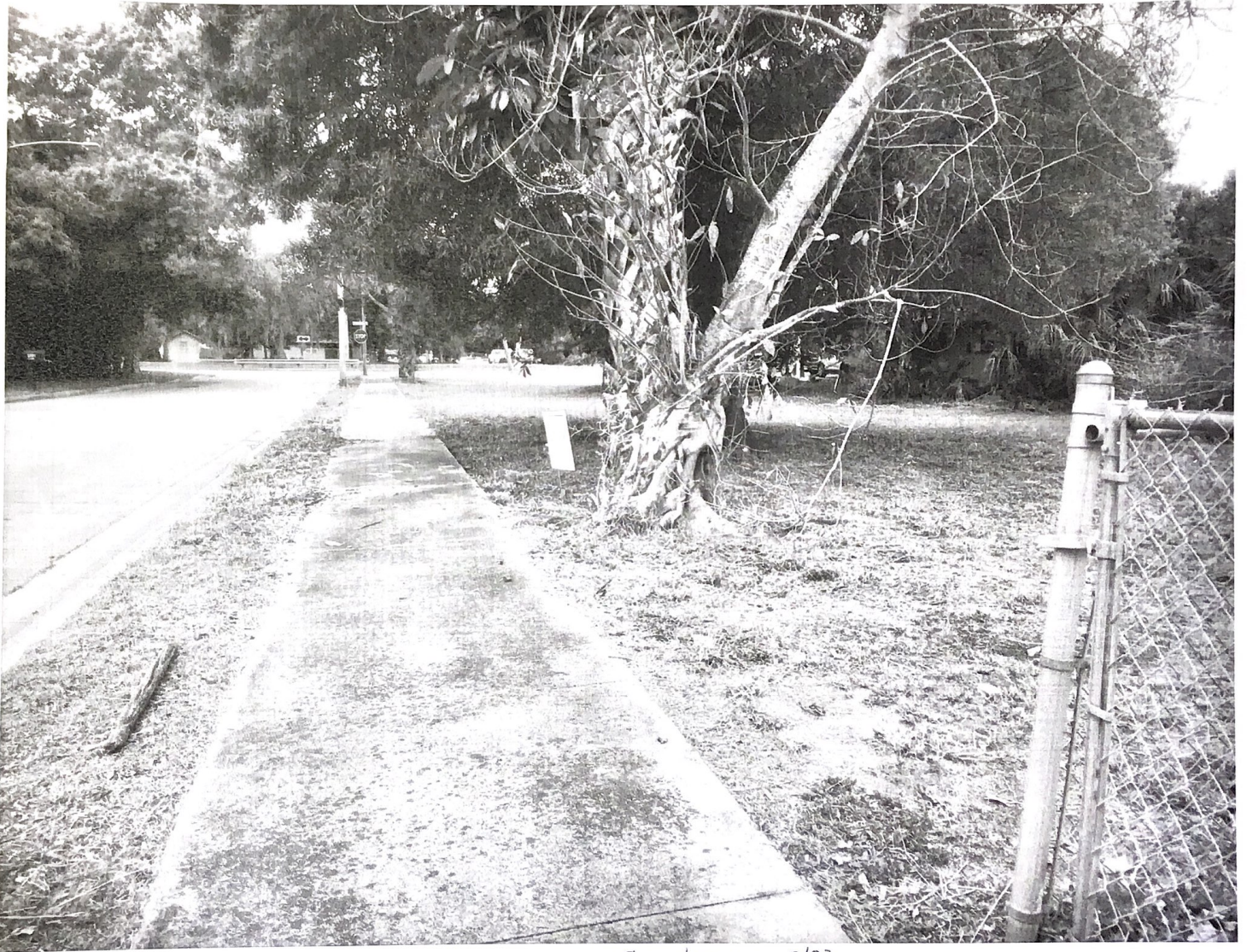
before clearance



after clearance 2/23/24



after clearance 2/23



after clearance 2/23



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida



TO : Accounts Receivable – Finance Department
 FROM : Peggy Arraiz, Code Compliance Manager
 SUBJECT : Request for Invoice
 DATE : March 7, 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: 423 N 19TH ST

PARCEL ID #: 2409-602-0241-000/0

CASE #: 24-00000101

LEGAL DESCR.: ALAMANDA VISTA S/D BLK L LOT 12 AND S 5 FT OF VAC ALLEY ADJ ON N (OR 1963-326: 3048-1170)

CURRENT OWNER: FERRARA FAMILY LIMITED PARTNER
 4200 WEST 44TH ST
 EDINA, MN 55424

.....
 The property was inspected by Jose Carrasco, 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: 02/25/2024

Amount to be billed: \$ 1200.00 plus \$100.00 administrative fee.

Invoice #: 2024-210

Inspected by: *J. Carrasco*

Date: 3-7-24

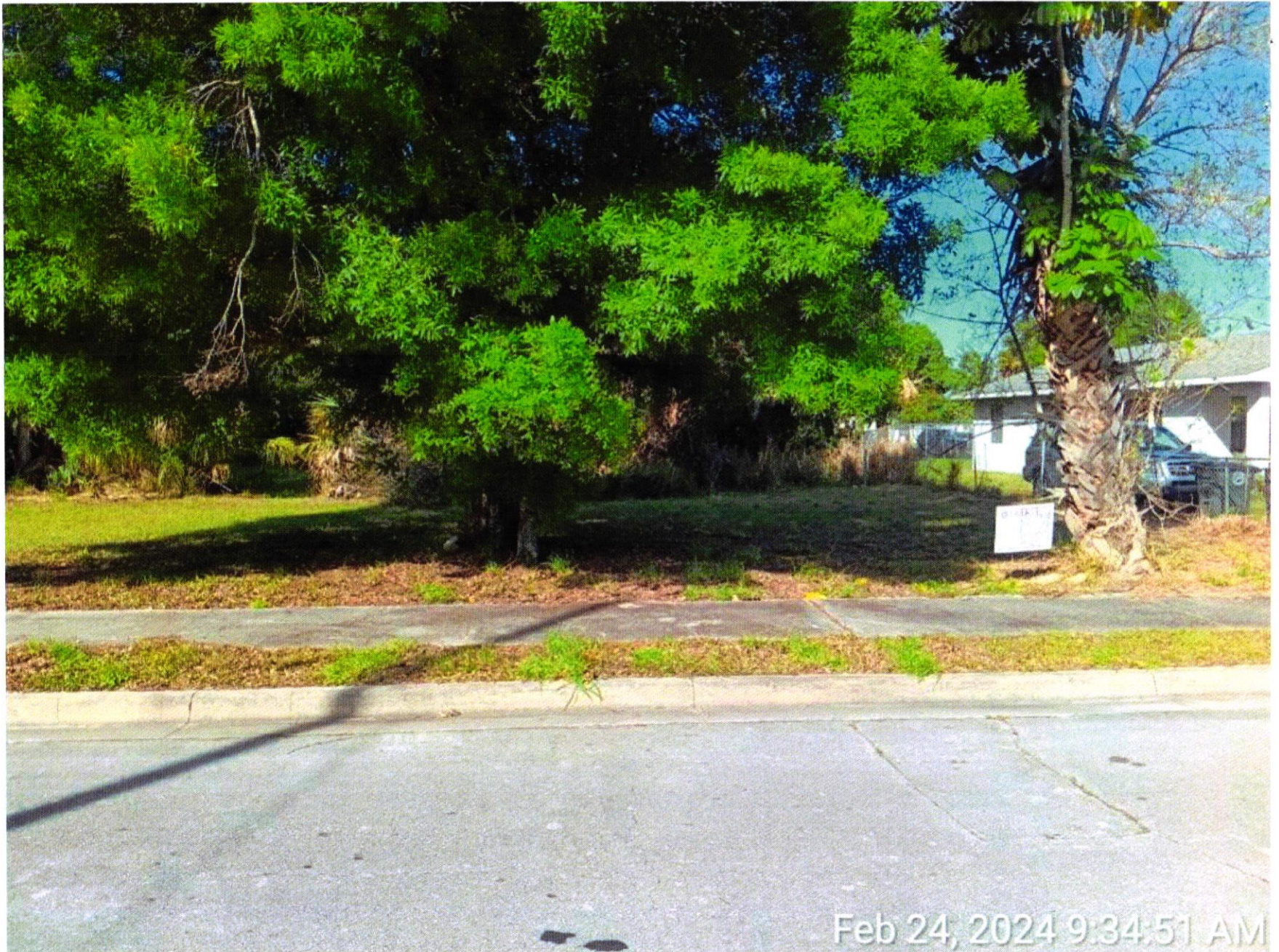
Approved to be billed: *Maryann Thomas*

Date: 3/18/24

C0124531







Feb 24, 2024 9:34:51 AM







THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

January 19, 2024

Property address: 423 N 19TH ST
Tax ID #: 2409-602-0241-000/0

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

Re: Case # 24-00000101

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 pou nou espliké sa tou suit.

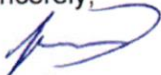
- b. If there are gopher tortoise burrows on the property, all trimming and cutting must comply with Florida Fish and Wildlife Conservation Commission policies. Prior to mowing, mark the location of all burrows. Do not use heavy equipment, including lawnmowers, within 25 feet of the burrow. Hand tools,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

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

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact me directly at 772-467-3152 or by email at Jcarrasco@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,



Jose Carrasco
Code Enforcement Officer



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 19, 2024

Tax ID #: 2409-602-0241-000/0

Case #: 24-00000101

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

ADDRESS: 423 N 19TH ST

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 January 19, 2024.

Sincerely,

José Carrasco
Code Enforcement Officer
(772)467-3152
E-mail: Jcarrasco@cityoffortpierce.com



AFFIDAVIT OF MAILING & POSTING
PUBLIC NUISANCE

IN THE MATTER OF: FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

ADDRESS: 423 N 19TH ST

CASE NO: 24-00000101

BEFORE ME, the undersigned authority, personally appeared Jose Carrasco, 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:

FERRARA FAMILY LIMITED PARTNER
4200 WEST 44TH ST
EDINA, MN 55424

FURTHER AFFIANT SAYETH NOT.

DATED this 19 day of January, 20 21.




Jose Carrasco

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 19th day of January, 20 24.



NOTARY PUBLIC - STATE OF FLORIDA



C0123394



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 UNLAWFUL UPON THIS DATE. THE OWNER OR OTHER AFFECTED INDIVIDUAL MUST EITHER REMEDY OR ABATE THE NUISANCE WITHIN TEN (10) DAYS OR REQUEST A HEARING PURSUANT TO SECTION 1.04 OF THE FORT PIERCE CODE OF ORDINANCES TO STOP THE NUISANCE OR ABATE THE NUISANCE OR TO REQUEST A HEARING TO STOP THE NUISANCE OR ABATE THE NUISANCE. 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 IMPROVED AS A LIEN UPON THE PROPERTY. IF NOT OTHERWISE PAID WITHIN THIRTY (30) DAYS AFTER BILLING, A PROCEEDING TO ENFORCE THE LIEN WILL BE HELD FOR ANY LOT THE CITY CAUSES TO BE CHARGED FOR NUISANCE TO CORRECT.

772-467-3000

Network: Jan 30, 2024 at 10:22:18 AM EST
Local: Jan 30, 2024 at 10:22:18 AM EST
N 27° 27' 6.935", W 80° 20' 37.425"
430 N 19th St
Fort Pierce FL 34950
United States



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 UNLAWFUL UPON THIS DATE. THE OWNER OR OTHER AFFECTED INDIVIDUAL MUST EITHER REMEDY OR ABATE THE NUISANCE WITHIN TEN (10) DAYS OR REQUEST A HEARING PURSUANT TO SECTION 1.04 OF THE FORT PIERCE CODE OF ORDINANCES TO STOP THE NUISANCE OR ABATE THE NUISANCE OR TO REQUEST A HEARING TO STOP THE NUISANCE OR ABATE THE NUISANCE. 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 IMPROVED AS A LIEN UPON THE PROPERTY. IF NOT OTHERWISE PAID WITHIN THIRTY (30) DAYS AFTER BILLING, A PROCEEDING TO ENFORCE THE LIEN WILL BE HELD FOR ANY LOT THE CITY CAUSES TO BE CHARGED FOR NUISANCE TO CORRECT.

772-467-3000

Network: Jan 30, 2024 at 10:22:22 AM EST
Local: Jan 30, 2024 at 10:22:22 AM EST
N 27° 27' 6.935", W 80° 20' 37.425"
430 N 19th St
Fort Pierce FL 34950
United States



NOTICE OF PUBLIC NUISANCE

CITY OF FORT PIERCE CODE ENFORCEMENT DIVISION



NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

January 15, 2024 For ID #: 2419-02-034-0056 Case #: 24-0000181
FURNARA FAMILY LIMITED PARTNER
ADDRESS: 4429 ST

ADDRESS: 423 N 19TH ST
THE PROPERTY LISTED ABOVE IS IN VIOLATION OF THE FOLLOWING
AND AS SUCH HAS BEEN DECLARED A NUISANCE:

Section: 15-19, 21-26, 21-05
15-19 Any other, non-vehicle, portable, mobile, plastic, canvas, tarp, tarp, plastic, covering, container, building materials, or debris or recycling items, located for disposal, storage or use of any kind.
21-26 Any vegetation which provides or could provide, harborage for non-native species or other species.
21-05 Any landscaping elements that do not meet municipal standards but had failed to remove, irrigate, maintain and water. Such landscaping elements shall be kept trimmed and free from landscaping debris and shall be kept in good condition and shall be kept free from any debris or other items that may constitute a public nuisance or safety hazard.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THE NUISANCE:

1. All of the above items are removed.
2. Trees or other plants and bushes to comply with the requirements of the above stated sections of the Fort Pierce Code of Ordinances. No permanent landscaping with the City of Fort Pierce as a condition of approval. These standards require that all trees be at least 10 feet tall and 4 inches in diameter at breast height (DBH) at the time of planting.
3. Removal of water, debris, and soil. It shall be a subject of a property without allowing the City to make arrangements and not remove such items on their behalf. Such items necessary arrangements in favor of items removed from the property.

Dated on: January 15, 2024
City of Fort Pierce
Code Enforcement Officer
EJ [Signature]

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE DESCRIBED NUISANCE. THIS NUISANCE IS UNLAWFUL 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

DO NOT REMOVE - POSTING WILL BE REPOSTED AT THE CITY'S EXPENSE

Network: Jan 19, 2024 at 10:52:13 AM EST
Local: Jan 19, 2024 at 10:52:13 AM EST
N 27° 27' 6.649", W 80° 20' 38.007"
429 N 19th St
Fort Pierce FL 34950
United States



Network: Jan 19, 2024 at 10:52:22 AM EST
Local: Jan 19, 2024 at 10:52:22 AM EST
N 27° 27' 6.897", W 80° 20' 37.723"
429 N 19th St
Fort Pierce FL 34950
United States

Special Magistrate Hearing
Meeting Date: 07/17/2024

8. A.

Information

SUBJECT:

21-2067 CE	1409 Delaware Ave	Xiang Lin	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	September 01, 2021	Type of Presentation:	Lien Reduction (phone)
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OWNER:

VIOLATOR: Xiang Lin 712 Carriage Lake Way Vero Beach, FL 32968	
---	--

VIOLATIONS:

IPMC 304.2 Protective Treatment
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Sec. 24-19 – Maintenance of nuisance on property prohibited / Sec. 24-21 – Nuisance as a condition

FINDINGS/CASE FOLLOW-UP:

- December 01, 2021, Special Magistrate Pelletier found the owner in violation and provided 10 days to comply or be fined \$150 daily.
- January 4, 2022 - Affidavit of Non-Compliance issued. Fines started.
- January 11, 2022 - Massey letter sent.
- March 18, 2022 - Order Assessing Fine and Imposing Lien recorded and mailed to owner.
- October 23, 2023 - Notice of intent to foreclose was sent to the owner by regular mail.
- January 17, 2024 - A copy of the notice to foreclose was delivered by process server to the owner.
- April 9, 2024- Property in compliance.
- June 1, 2024 - Received request for reduction.

Balance: \$124,990.00

REDUCTION CRITERIA:

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
 - Yes
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
 - To be determined by the Special Magistrate.
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
 - None on record.
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
 - None on record.
5. Whether granting of the reduction is in the best interest of the City?
 - To be determined by the Special Magistrate

RECOMMENDATION:

Upon review of the file and the information provided by the applicant, staff does not have sufficient cause to recommend a reduction below staff's permitted authority of \$5,000.00.

Attachments

Property Card
Request
Administration Costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 07/10/2024

Started On: 06/20/2024 07:57 AM

Property Identification

Site Address: 1409	Parcel ID: 2409-818-0003-	Account #: 22783	Sec/Town/Range:
DELAWARE AVE	000-3		09/35S/40E
Map ID: 24/09S	Zoning: General Co	Use Type: 2100	Jurisdiction: Fort Pierce

Ownership

Xiang Lin
712 Carriage Lake WAY
Vero Beach, FL 32968

Legal Description

LA FOND S/D BLK 1 LOT 2-LESS RD R/W- (OR 3572-656;
3636-1491)

Current Values

Just/Market: \$135,600	Assessed: \$36,905	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions: \$0	Taxable: \$36,905	2023	\$135,600	\$36,905	\$0	\$36,905
		2022	\$110,100	\$33,550	\$0	\$33,550
		2021	\$30,500	\$30,500	\$0	\$30,500

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-16-2013	3636 / 1491	0112	SPWD	Lin Xiang	\$0
10-16-2013	3572 / 0656	0112	SPWD	Suntrust Bank Trea Coast Na	\$80,500
08-16-2013	3578 / 0797	0112	CertTtle	Land Acquisitions of SE FL LLC	\$100

Primary Building Information

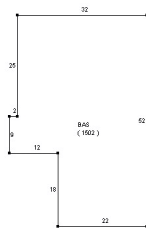
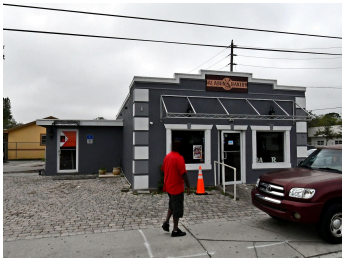
Finished Area of this building: 1,502 SF
Gross Sketched Area: 1,502 SF

Exterior Data

View:	Roof Cover: Mod Bitimun	Roof Structure: Flat/Shed	Building Type: REST
Year Built: 1950	Frame:	Grade: Y_D	Effective Year: 1970
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	1,502
Gross Sketched Area (SF):	1,502
Land Size (acres):	0.14
Land Size (SF):	6,106
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	120	1960
CONCRETE LOW	1	600	1960



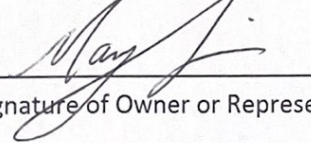
REDUCTION OF LIEN APPLICATION

A separate application must be submitted for each lien type.

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

Date:	5/29/2024				
Property address:	1409 Delaware Avenue				
Owner(s) of record:	Xiang Lin				
Mailing address:	712 Carriage Lake Way, Vero Beach, FL 32968				
Property tax ID #:	2409-818-0003-000-3				
Original purchase date:		Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Mary Lin		Relationship to owner(s)	Daughter, Agent (Attorney in Fact)	
Telephone #:	7725383982		E-Mail:	mary.lin.1216@gmail.com	
Type of Lien	<input checked="" type="checkbox"/> Code Enforcement		<input type="checkbox"/> Lot Clearing / Nuisance Abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total (CODE LIENS ONLY) 21-2067	\$124,950.00	\$ _____
Recording Fees	\$40.00	\$ _____
City incurred fees (MAY NOT BE REDUCED)	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
TOTAL AMOUNT	\$124,990.00	\$ 500.00


 Signature of Owner or Representative

6/1/24
 Date

Mary Lin
 Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

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

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

Property Address: 1409 Delaware Ave, Fort Pierce, FL 34950
Parcel ID #: 2409-818-0003-000-3
Property Owner: Xiang Lin
Mailing Address: 712 Carriage Lake Way, Vero Beach, FL 32968
Telephone #: 772-538-3982 Cell Phone #: _____
E-Mail Address: mary.lin.1216@gmail.com
Number of Applications: 1

REQUEST FOR REDUCTION OF PENALTY –STATEMENT

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

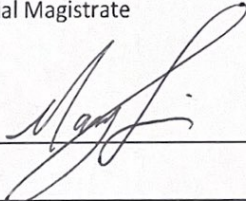
A reduced lien amount in the sum of \$500 to satisfy the full balance of the lien and release of the lien based upon a number of circumstances and complications surrounding Case 21-2067. Please find the following reasons as support for a reduced lien: 1. Initial and subsequent notices regarding this case was never received by myself or tenants of the property. Neither parties were aware there were any violations to be corrected. 2. First acknowledgement of this issue was on Jan 17, 2024 and corrective measures were taken immediately. 3. Details of the violation are not clear and property has changed significantly since the violation was initially recorded. 4. Property came into compliance within 3 months of acknowledgement, which is within the time frame before the City would start imposing additional fines. Given that this is the first time a violation has gone unanswered at this property, we ask the Special Magistrate to grant a reduced lien.

PLEASE INITIAL:

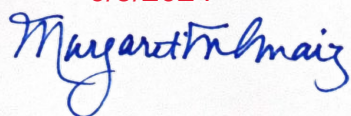
I acknowledge that I have been provided a copy of Rule 15 of the Rules of Procedure for the Special Magistrate.

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

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

Signature: 

Date: 6/1/24

FOR OFFICE USE ONLY:		RECEIVED DATE: 6/5/2024 (STAMP)
OWNERSHIP INFORMATION:		
<input checked="" type="checkbox"/> Copy of deed provided	<input type="checkbox"/> Proof of proxy YES / NO	
REDUCTION TYPE:		
<input checked="" type="checkbox"/> Code lien # _____	<input type="checkbox"/> Nuisance abatement lien # _____	<input type="checkbox"/> Demolition lien # _____
REQUEST TYPE:		
<input type="checkbox"/> Fast Track	<input checked="" type="checkbox"/> Special Magistrate Review / Hearing date: 7/10/2024	

Property Address: 1409 Delaware Ave (21-2067)

Date case originated: 9/13/2021

Date case complied: 4/9/2024

Total time: 30 months

Number of Hearings

Violation Hearings: 1
Massey Hearings: 0
Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.53	<u>7</u>	\$3.71
Certified Mail:	\$7.05	<u>1</u>	\$7.05
Process Server:		<u>1</u>	\$40.00

Photographs (per page)	\$0.50	<u>60</u>	\$30.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Inspections	\$75.00	<u>10</u>	\$750.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Director of Community Response	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Lien Reduction Request Hearing	\$250.00	<u>1</u>	\$250.00
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Fee set by the City Commission

Total Estim \$1,780.76