

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 21, 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.	24-1394 PK	South Causeway Park	Candace Galaviz Manuel Galaviz	Michael Rabenecker
2.	24-1056 PK	South Causeway Park	Harold Carrico	Michael Rabenecker
3.	24- 631 CE	1806 S 29th Street	C WYATT EDGELL DANA FISHER	Heather Debevec
4.	24-1429 PK	Jetty Park	Olivia Capehart	Michael Rabenecker
5.	24-452 CE	2405 Sunrise Boulevard	PINK SUNRISE LLC	Heather Debevec
6.	24-1135 STR	1172 Binney Drive	AJJ I Property Management LLC	Heather Debevec
7.	24-1150 CE	427 N 11th Street	Command Investment Solutions LLC	Heather Debevec

8.	24-562 CE	1109 Rosedale Avenue	JOHN HONEA CONNIE JO STRAWN	Heather Debevec
9.	24-608 CE	1109 Rosedale Avenue	JOHN HONEA CONNIE JO STRAWN	Heather Debevec
10.	24-658 CE	223 PEACOCK STREET	YES SANDHILL EXP LLC	Heather Debevec
11.	24-492 PK	1351 Carlton Court	GREGORY ARON TISON JR	Heather Debevec
12.	24-1366 PK	Jaycee Park	Kendra Willis	Michael Rabenecker
13.	24-1393 PK	South Causeway Park	Shirley McKeliver	Michael Rabenecker
14.	24-1396 PK	100 Blk Marina Way	David Kardashian	Michael Rabenecker
15.	24-1395 PK	South Causeway Park	Travis Scott Jeffrey Scott	Michael Rabenecker
16.	PK2024-00008	South Causeway Park	John Bryant	Michael Rabenecker
17.	24-876 CE	2610 (Rear) Orange Ave	Pinchuk Warehouse Properties LLC	Isaac Saucedo
18.	24-875 CE	2610 Orange Ave	PINCHUK WAREHOUSE PROPERTIES LLC	Isaac Saucedo
19.	21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
20.	24-1431 PK	Gulfstream Beach Access	Christopher Forester	Michael Rabenecker

21.	24-1201 PK	South Causeway Park	Jinna M Cedeno	Manuel Fernandez Jr.
22.	24-1399 PK	Jaycee Park	Joseph Pintado	Michael Rabenecker
23.	24-586 PK	100 block S 2nd Street	NICHOLAS JUSTIN SLATER	Heather Debevec
24.	24-493 CE	1351 Carlton Court	MARTHA SOLORZANO	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	24-574 PK	300 block of Orange Avenue	The Hertz Corporation	Heather Debevec
B.	24-610 CT	1109 Rosedale Avenue	Vierge Mura Michaud	Heather Debevec
C.	24-0898 PK	South Causeway Park	Amberlyn N Elmore	Manuel Fernandez Jr.
D.	24-1060 PK	Gulfstream Beach Access	Aaron Crosby	Michael Rabenecker
E.	24-1003 PK	Jaycee Park	Eugene Poirier	Michael Rabenecker
F.	24-1430 PK	600 North Indian River Drive	Milissa Murray	Michael Rabenecker
G.	24-1012 PK	Jaycee Park	Latricia Stubbs	Michael Rabenecker
H.	24-1055PK	South Causeway Park	Terra Gaffga	Michael Rabenecker
I.	24-1054 PK	South Causeway Park	Michael Barry	Michael Rabenecker

J.	24-1371 PK	600 North Indian River Drive	Raymond Wotherspoon	Michael Rabenecker
K.	24-1372 PK	600 North Indian River Drive	Robert Nicholl	Michael Rabenecker
L.	24-1367 PK	Jaycee Park	Johnnie Howard	Michael Rabenecker
M.	24-1349 PK	600 North Indian River Drive 12ab Lot	Gregory Wood	Michael Rabenecker
N.	24-1351 PK	100 Blk Ave D	Jacob Morris	Michael Rabenecker
O.	24-1369 PK	Jaycee Park	Danielle Beier	Michael Rabenecker
P.	24-1370 PK	800 Blk South Ocean Drive	Julian John	Michael Rabenecker
Q.	24-1335 PK	South Causeway Park	Ania Frias	Michael Rabenecker
R.	24-1328 PK	South Causeway Park	Ean Holdings, LLC	Michael Rabenecker
S.	24-1403 PK	Jetty Park	Devin Sutton	Michael Rabenecker
T.	24-1397 PK	Jaycee Park	Burnay Lott	Michael Rabenecker
U.	24-1359 PK	600 North Indian River Drive 12ab Lot	Ean Holdings, LLC	Michael Rabenecker
V.	24-1390 PK	100 Blk Melody Lane	Torrance Hines	Michael Rabenecker

W.	24-1400 PK	Jaycee Park	Brooks Varnum	Michael Rabenecker
X.	24-1401 PK	Jaycee Park	Ashley Dandron	Michael Rabenecker
Y.	24-1327 PK	Jaycee Park	Mary Feacher Dina Walker	Michael Rabenecker
Z.	24-1341 PK	600 North Indian River Drive 12ab Lot	Michael Green	Michael Rabenecker
AA.	24-1342 PK	600 North Indian River Drive 12ab Lot	Robert Ward	Michael Rabenecker
BB.	24-1344 PK	600 North Indian River Drive	Rasha Lukes	Michael Rabenecker
CC.	24-1361 PK	South Causeway Park	Glen Hazim	Michael Rabenecker
DD.	24-1398 PK	Jaycee Park	Spotless Cleaning Co.,LLC Michele Ferreira	Michael Rabenecker
EE.	PK2024-00007	South Causeway Park	Cecilia Chilel	Michael Rabenecker

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	24-0525 CE	426 N 21st ST	Chandrea Denise Harden Cassandra Harden	Manuel Fernandez Jr.
B.	24- 902CE	101 Seaway Drive	Jairo Chitiva (TR)	Heather Debevec
C.	24- 903CE	101 Seaway Drive	Jairo Chitiva (TR)	Heather Debevec
D.	24-613 CE	301 Orange Avenue	JAMES HATFIELD	Heather Debevec

E.	24-616 CE	3625 S US Highway 1	J AND P LODGING LLC	Heather Debevec
F.	24-432 CE	2420 Sunrise Boulevard	JAMES E HOLLAND ALEXANDRIA N HOLLAND	Heather Debevec
G.	24-561 CE	1103 Rosedale Avenue	VIERGE MURA MICHAUD CHRISTIAN MICHAUD	Heather Debevec
H.	24-679 CE	514 S 3rd Street	RINKER MATERIALS CORP	Heather Debevec
I.	24-630 CE	1805 S 29th Street	Minerva Dominguez	Heather Debevec
J.	24-1148 CE	430 N 11th Street	Mission Evangelique Du Christi	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: 08/21/2024

Re: Case# 24-1394 - South Causeway Park

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

Information

SUBJECT:

24-1394 PK	South Causeway Park	Candace Galaviz Manuel Galaviz	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 12, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Candace Galaviz Manuel Galaviz	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15721PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 11:49 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 08/21/2024

Re: Case# 24-1056 - South Causeway Park

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

Information

SUBJECT:

24-1056 PK	South Causeway Park	Harold Carrico	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 14, 2024	Type of Presentation:	VOIDED	
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OWNER:

OWNER: Harold Carrico	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17063PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 10:09 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 08/21/2024

Re: Case# 24-631 - 1806 S 29th Street

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

Information

SUBJECT:

24- 631 CE	1806 S 29th Street	C WYATT EDGELL DANA FISHER	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 15, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: C WYATT EDGELL DANA FISHER 1806 S 29TH ST FT PIERCE, FL 34947	
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VIOLATIONS:

- Section 30-28(c) - Responsibility for containers
- Section 24-19, 24-20, 24-2(10)(d) - Nuisance as an object / Non - operable vehicles
- Section 24-19, 24-20, 24-2(1)(5) - Nuisance as an object / Outside storage
- Section 123-37(12) - Landscape Maintenance

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Move trash containers from the front of the property on non collection days.
 - Provide valid registration and proof of operability for the non operative vehicles.
 - Remove or bring in all items from public view that are not designed to be used or kept outside.
 - Mow the yard and clean off fence lines.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Special Magistrate Hearing

3. B. 4.

Meeting Date: 08/21/2024

Re: Case# 24-1429 - Jetty Park

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

Information

SUBJECT:

24-1429 PK	Jetty Park	Olivia Capehart	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Olivia Capehart	PARKING VIOLATION: No Parking on the Sidewalk
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17073PK	34-31(Q) FS 316.1945(1)(a)2. No Parking on the Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 10:43 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 08/21/2024

Re: Case# 24-452 - 2405 Sunrise Boulevard

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

Information

SUBJECT:

24-452 CE	2405 Sunrise Boulevard	PINK SUNRISE LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: PINK SUNRISE LLC 1750 NE 191ST ST, APT 809 MIAMI, FL 33179	REGISTERED AGENT: ADRIANA KOZMA 1750 NE 191ST ST 809 MIAMI, FL 33179
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VIOLATIONS:

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Paint the areas on the home where paint is peeling and discoloring.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/07/2024 11:36 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 08/21/2024

Re: Case# 24-1135 - 1172 Binney Drive

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

Information

SUBJECT:

24-1135 STR	1172 Binney Drive	AJJ I Property Management LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 24, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: AJJ I Property Management LLC 250 Tequesta Dr Ste 200 Tequesta, FL 33469	REGISTERED AGENT: James Cioffi 250 Tequesta Dr Ste 200 Tequesta, FL 33469
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VIOLATIONS:

Section 30-28(c) - Responsibility for Containers

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Move trash bins from the front of the home.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/07/2024 03:25 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 08/21/2024

Re: Case# 24-1150 - 427 N 11th Street

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

Information

SUBJECT:

24-1150 CE	427 N 11th Street	Command Investment Solutions LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 24, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Commane Investment Solutions LLC 3112 Avenue S Ft Peirce, FL 34947	REGISTERED AGENT: Joseph Dieusener 520 S 10th St Ft Pierce, FL 34950
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Remove the indoor furniture from the yard.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/06/2024 04:15 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 08/21/2024

Re: Case# 24-562 - 1109 Rosedale Avenue

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

Information

SUBJECT:

24-562 CE	1109 Rosedale Avenue	JOHN HONEA CONNIE JO STRAWN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 8, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JOHN HONEA CONNIE JO STRAWN 2270 BELL AVE FT PIERCE, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Section 123-37(12) – Landscape maintenance
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 20 days to:
 - Remove bins, wood pieces, rusted metal shelving, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - Mow, clean off fence lines, remove all dead debris.
 - Move all trash/recycling containers to the side or rear of structure on non-collection days.
 - Paint the trim and the home where paint is peeling and discoloring.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/06/2024 03:46 PM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 08/21/2024

Re: Case# 24-608 - 1109 Rosedale Avenue

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

Information

SUBJECT:

24-608 CE	1109 Rosedale Avenue	JOHN HONEA CONNIE JO STRAWN	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 8, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: JOHN HONEA CONNIE JO STRAWN 2270 BELL AVE FT PIERCE, FL 34982	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove the dead tree and stump in the front yard.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/15/2024 11:03 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 08/21/2024

Re: Case# 24-658 - 223 Peacock Street

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

Information

SUBJECT:

24-658 CE	223 PEACOCK STREET	YES SANDHILL EXP LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: YES SANDHILL EXP LLC 5050 S SYRACUSE ST STE 1200 DENVER, CO 80237	REGISTERED AGENT: COGENCY GLOBAL INC 115 NORTH CALHOUN ST.SUITE 4 TALLAHASSEE, FL 32301
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VIOLATIONS:

Sec. 125-246.(e) - Mobile home parks

RECOMMENDATION:

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

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 04/30/2024 03:18 PM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 08/21/2024

Re: Case # 24-492 - 1351 Carlton Court

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

Information

SUBJECT:

24-492 PK	1351 Carlton Court	GREGORY ARON TISON JR	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 21, 2024	Type of Presentation:	PAID
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OWNER:

OWNER: GREGORY ARON TISON JR	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
18342PK	34-31(q) blocking sidewalk	\$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: Heather Debevec

Started On: 05/01/2024 10:40 AM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 08/21/2024

Re: Case# 24-1366 - Jaycee Park

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

Information

SUBJECT:

24-1366 PK	Jaycee Park	Kendra Willis	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 5, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Kendra Willis	PARKING VIOLATION: Parked in Handicapped Access
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15706PK	34-31(P) Parking in Handicapped Access	\$250.00	\$10.00	\$18.00	\$278.00

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$278.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 02:55 PM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 08/21/2024

Re: Case# 24-1393 - South Causeway Park

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

Information

SUBJECT:

24-1393 PK	South Causeway Park	Shirley McKeliver	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 4, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Shirley McKeliver	PARKING VIOLATION: Blocking Handicap Access
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15590PK	34-31(P) Blocking Handicap Access	\$250.00	\$10.00	\$18.00	\$278.00

RECOMMENDATION:

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

1. The violator be assessed a fine in the amount of \$278.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 12:00 PM

Special Magistrate Hearing

3. B. 14.

Meeting Date: 08/21/2024

Re: Case# 24-1396 - 100 Blk Marina Way

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

Information

SUBJECT:

24-1396 PK	100 Blk Marina Way	David Kardashian	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 14, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: David Kardashian	PARKING VIOLATION: No Parking on the Sidewalk
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17054PK	34-31(Q) FS 316.1945(4) No Parking on the Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/20/2024 08:06 AM

Special Magistrate Hearing

3. B. 15.

Meeting Date: 08/21/2024

Re: Case# 24-1395 - South Causeway Park

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

Information

SUBJECT:

24-1395 PK	South Causeway Park	Travis Scott Jeffrey Scott	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 27, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Travis Scott Jeffrey Scott	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15558PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 01:42 PM

Special Magistrate Hearing

3. B. 16.

Meeting Date: 08/21/2024

Re: Case# PK2024-00008 - South Causeway Park

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

Information

SUBJECT:

PK2024-00008	South Causeway Park	John Bryant	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 9, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: John Bryant	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20351PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/20/2024 03:07 PM

Special Magistrate Hearing

3. B. 17.

Meeting Date: 08/21/2024

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:	COMPLIED
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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

Inbox

Stop has been removed
 Stop has been removed
 Stop has been removed
 Form Started By: Isaac Saucedo

Reviewed By

Isaac Saucedo
 Katherine Calderon
 Katherine Calderon

Date

06/10/2024 07:29 AM
 07/09/2024 11:07 AM
 08/13/2024 10:11 AM
 Started On: 06/08/2024 10:07 AM

Special Magistrate Hearing

3. B. 18.

Meeting Date: 08/21/2024

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:	COMPLIED
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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

Inbox	Reviewed By	Date
Stop has been removed	Isaac Saucedo	06/10/2024 07:32 AM
Stop has been removed	Katherine Calderon	07/09/2024 11:07 AM
Stop has been removed	Katherine Calderon	08/13/2024 10:11 AM

Information

SUBJECT:

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

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

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

VIOLATIONS:

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

FINDINGS/ORDER:

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

ACTION DATES:

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

RECOMMENDATION:

To be determined

Attachments

Property Card
Request

Form Review

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

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

Property Identification

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

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

Ownership

Greit LLC
PO Box 13175
Fort Pierce, FL 34979

Legal Description

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

Current Values

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

Property taxes are subject to change upon change of ownership.

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

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



Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Katherine Calderon

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

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Kat,

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

Best Regards,

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

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

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



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

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

Good morning!

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

Thank You

Please keep me updated.



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

Case #: 23-00000386

Address: 119
WISTERIA AVE

Hearing Date: December 6, 2023

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

Moderate

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

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

3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:

None

Special Magistrate Hearing

3. B. 20.

Meeting Date: 08/21/2024

Re: Case# 24-1431 - Gulfstream Beach Access

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

Information

SUBJECT:

24-1431 PK	Gulfstream Beach Access	Christopher Forester	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 28, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Christopher Forester	PARKING VIOLATION: Parked in the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15559PK	34-31(L) Parked in the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 11:28 AM

Special Magistrate Hearing

3. B. 21.

Meeting Date: 08/21/2024

Re: Case# 24-1201 - South Casueway Park

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

Information

SUBJECT:

24-1201 PK	South Causeway Park	Jinna M Cedeno	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	May 26, 2024	Type of Presentation:	PAID
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OWNER:

Jinna M Cedeno	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20450 PK	34-31-E - Prohibited/Limited 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.**
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/10/2024 04:43 PM

Special Magistrate Hearing

3. B. 22.

Meeting Date: 08/21/2024

Re: Case# 24-1399 - Jaycee Park

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

Information

SUBJECT:

24-1399 PK	Jaycee Park	Joseph Pintado	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 27, 2024	Type of Presentation:	PAID	
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OWNER:

OWNER: Joseph Pintado	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15552PK	34-31(C) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 01:50 PM

Special Magistrate Hearing

3. B. 23.

Meeting Date: 08/21/2024

Re: Case# 24-586 - 100 block S 2nd Street

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

Information

SUBJECT:

24-586 PK	100 block S 2nd Street	NICHOLAS JUSTIN SLATER	Heather Debevec
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CASE INFORMATION:

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

OWNER: NICHOLAS JUSTIN SLATER	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15408PK	34-31(d) 2 hour parking limit	\$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: Heather Debevec

Started On: 05/01/2024 10:22 AM

Special Magistrate Hearing

3. B. 24.

Meeting Date: 08/21/2024

Re: Case# 24-493 - 1351 Carlton Court

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

Information

SUBJECT:

24-493 CE	1351 Carlton Court	MARTHA SOLORZANO	Heather Debevec
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CASE INFORMATION:

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

OWNER: MARTHA SOLORZANO 35913 N PRICKLEY PEAR RD CAVE CREEK, AZ 85331	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Remove buckets, bags, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/07/2024 04:12 PM

Special Magistrate Hearing

4. A.

Meeting Date: 08/21/2024

Re: Case # 24-574 - 300 block of Orange Avenue

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

Information

SUBJECT:

24-574 PK	300 block of Orange Avenue	The Hertz Corporation	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 1, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: The Hertz Corporation	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15403PK	34-31 (d) 2 hour parking limit	\$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: Heather Debevec

Started On: 05/01/2024 09:58 AM

Special Magistrate Hearing

4. B.

Meeting Date: 08/21/2024

Re: Case # 24-610 - 1109 Rosedale Avenue

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

Information

SUBJECT:

24-610 CT	1109 Rosedale Avenue	Vierge Mura Michaud	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 5, 2024	Type of Presentation:	Citation
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OWNER:

OWNER: Vierge Mura Michaud	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1625CE	34-31(j) Commerical Vehicle in Residential	1 @ \$50.00	\$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 \$60.00.

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

Form Review

Form Started By: Heather Debevec

Started On: 05/15/2024 01:49 PM

Special Magistrate Hearing

4. C.

Meeting Date: 08/21/2024

Re: Case # 24-0898 - South Casueway Park

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

Information

SUBJECT:

24-0898 PK	South Causeway Park	Amberlyn N Elmore	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	April 14, 2024	Type of Presentation:	Parking Citation
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OWNER:

Amberlyn N Elmore	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20446 PK	34-31-E - Prohibited/Limited 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.
2. Failure to pay such a fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 07/10/2024 03:57 PM

Special Magistrate Hearing

4. D.

Meeting Date: 08/21/2024

Re: Case# 24-1060-Gulfstream Beach Access

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

Information

SUBJECT:

24-1060 PK	Gulfstream Beach Access	Aaron Crosby	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 13, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Aaron Crosby	PARKING VIOLATION: Parked in the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16936PK	34-31(L) Parked in the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 09:41 AM

Special Magistrate Hearing

4. E.

Meeting Date: 08/21/2024

Re: Case# 24-1003-Jaycee Park

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

Information

SUBJECT:

24-1003 PK	Jaycee Park	Eugene Poirier	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 13, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Eugene Poirier	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
16940PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 09:52 AM

Special Magistrate Hearing

4. F.

Meeting Date: 08/21/2024

Re: Case# 24-1430-600 North Indian River Drive

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

Information

SUBJECT:

24-1430 PK	600 North Indian River Drive	Milissa Murray	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Milissa Murray	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17071PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 10:17 AM

Special Magistrate Hearing

4. G.

Meeting Date: 08/21/2024

Re: Case# 24-1012-Jaycee Park

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

Information

SUBJECT:

24-1012 PK	Jaycee Park	Latricia Stubbs	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Latricia Stubbs	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17078PK	34-31(C) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 10:54 AM

Special Magistrate Hearing

4. H.

Meeting Date: 08/21/2024

Re: Case# 24-1055-South Causeway Park

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

Information

SUBJECT:

24-1055PK	South Causeway Park	Terra Gaffga	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Terra Gaffga	PARKING VIOLATION: Prohibited Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17081PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 11:01 AM

Special Magistrate Hearing

4. I.

Meeting Date: 08/21/2024

Re: Case# 24-1054-South Causeway Park

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

Information

SUBJECT:

24-1054 PK	South Causeway Park	Michael Barry	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Michael Barry	PARKING VIOLATION: Prohibited Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17082PK	34-31(E) Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 11:14 AM

Special Magistrate Hearing

4. J.

Meeting Date: 08/21/2024

Re: Case# 24-1371-600 North Indian River Drive

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

Information

SUBJECT:

24-1371 PK	600 North Indian River Drive	Raymond Wotherspoon	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 4, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Raymond Wotherspoon	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15589PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 02:28 PM

Special Magistrate Hearing

4. K.

Meeting Date: 08/21/2024

Re: Case# 24-1372-600 North Indian River Drive

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

Information

SUBJECT:

24-1372 PK	600 North Indian River Drive	Robert Nicholl	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 5, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Robert Nicholl	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15597PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/12/2024 02:38 PM

Special Magistrate Hearing

4. L.

Meeting Date: 08/21/2024

Re: Case# 24-1367-Jaycee Park

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

Information

SUBJECT:

24-1367 PK	Jaycee Park	Johnnie Howard	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 5, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Johnnie Howard	PARKING VIOLATION: Parking in a Handicapped Space
--------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15707PK	34-31(P) Parking in a Handicapped Space	\$250.00	\$10.00	\$18.00	\$278.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/13/2024 08:42 AM

Special Magistrate Hearing

4. M.

Meeting Date: 08/21/2024

Re: Case# 24-1349-600 North Indian River Drive

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

Information

SUBJECT:

24-1349 PK	600 North Indian River Drive 12ab Lot	Gregory Wood	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 11, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Gregory Wood	PARKING VIOLATION: Parked on City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15708PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/13/2024 11:00 AM

Special Magistrate Hearing

4. N.

Meeting Date: 08/21/2024

Re: Case# 24-1351-100 Blk Ave D

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

Information

SUBJECT:

24-1351 PK	100 Blk Ave D	Jacob Morris	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 11, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Jacob Morris	PARKING VIOLATION: Parked in the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15711PK	34-31(L) Parking in the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/13/2024 11:09 AM

Special Magistrate Hearing

4. O.

Meeting Date: 08/21/2024

Re: Case# 22-2819-100 Blk N. Depot Drive

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

Information

SUBJECT:

24-1369 PK	Jaycee Park	Danielle Beier	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 12, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Danielle Beier	PARKING VIOLATION: Restricted-Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15722PK	34-31(L) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/13/2024 01:12 PM

Special Magistrate Hearing

4. P.

Meeting Date: 08/21/2024

Re: Case# 24-1370-800 Blk South Ocean Drive

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

Information

SUBJECT:

24-1370 PK	800 Blk South Ocean Drive	Julian John	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 12, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Julian John	PARKING VIOLATION: Parked in Opposing Traffic Lane
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15727PK	34-31(N) Parked in Opposing Traffic Lane	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/13/2024 01:31 PM

Special Magistrate Hearing

4. Q.

Meeting Date: 08/21/2024

Re: Case# 24-1335-South Causeway Park

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

Information

SUBJECT:

24-1335 PK	South Causeway Park	Ania Frias	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 26, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Ania Frias	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14372PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/17/2024 01:32 PM

Special Magistrate Hearing

4. R.

Meeting Date: 08/21/2024

Re: Case# 24-1328-South Causeway Park

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

Information

SUBJECT:

24-1328 PK	South Causeway Park	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 8, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Ean Holdings, LLC	PARKING VIOLATION: Prohibited Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14385PK	34-31(E) Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/17/2024 01:44 PM

Special Magistrate Hearing

4. S.

Meeting Date: 08/21/2024

Re: Case# 24-1403-Jetty Park

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

Information

SUBJECT:

24-1403 PK	Jetty Park	Devin Sutton	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Devin Sutton	PARKING VIOLATION: No Parking on the Sidewalk
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17072PK	34-31(Q) FS316.1945(1)(a)2 No Parking on the Sidewalk	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/17/2024 04:09 PM

Special Magistrate Hearing

4. T.

Meeting Date: 08/21/2024

Re: Case# 24-1397-Jaycee Park

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

Information

SUBJECT:

24-1397 PK	Jaycee Park	Burnay Lott	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 20, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Burnay Lott	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17076PK	34-31(C) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/17/2024 04:16 PM

Special Magistrate Hearing

4. U.

Meeting Date: 08/21/2024

Re: Case# 24-1359-600 North Indian River Drive 12AB Lot

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

Information

SUBJECT:

24-1359 PK	600 North Indian River Drive 12ab Lot	Ean Holdings, LLC	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Ean Holdings, LLC	PARKING VIOLATION: Parked on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15740PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 11:29 AM

Special Magistrate Hearing

4. V.

Meeting Date: 08/21/2024

Re: Case# 24-1390-100 Blk Melody Lane

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

Information

SUBJECT:

24-1390 PK	100 Blk Melody Lane	Torrance Hines	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 3, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Torrance Hines	PARKING VIOLATION: Road Closed-Special Event
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15579PK	34-35(a) Road Closed-Special Event	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 12:14 PM

Special Magistrate Hearing

4. W.

Meeting Date: 08/21/2024

Re: Case# 24-1400-Jaycee Park

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

Information

SUBJECT:

24-1400 PK	Jaycee Park	Brooks Varnum	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 28, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Brooks Varnum	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15569PK	34-31(C) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 01:28 PM

Special Magistrate Hearing

4. X.

Meeting Date: 08/21/2024

Re: Case# 24-1401-Jaycee Park

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

Information

SUBJECT:

24-1401 PK	Jaycee Park	Ashley Dandron	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 28, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Ashley Dandron	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15562PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 01:36 PM

Special Magistrate Hearing

4. Y.

Meeting Date: 08/21/2024

Re: Case# 24-1327-Jaycee Park

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

Information

SUBJECT:

24-1327 PK	Jaycee Park	Mary Feacher Dina Walker	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 8, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Mary Feacher Dina Walker	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14384PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 01:58 PM

Special Magistrate Hearing

4. Z.

Meeting Date: 08/21/2024

Re: Case# 24-1341-600 North Indian River Drive 12ab Lot

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

Information

SUBJECT:

24-1341 PK	600 North Indian River Drive 12ab Lot	Michael Green	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 8, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Michael Green	PARKING VIOLATION: Parked on the City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14381PK	34-31(L) Parking on the City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 02:04 PM

Special Magistrate Hearing

4. AA.

Meeting Date: 08/21/2024

Re: Case# 24-1342-600 North Indian River Drive 12ab Lot

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

Information

SUBJECT:

24-1342 PK	600 North Indian River Drive 12ab Lot	Robert Ward	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 8, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Robert Ward	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14380PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 02:10 PM

Special Magistrate Hearing

4. BB.

Meeting Date: 08/21/2024

Re: Case# 24-1344-600 North Indian River Drive

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

Information

SUBJECT:

24-1344 PK	600 North Indian River Drive	Rasha Lukes	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	May 25, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Rasha Lukes	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14358PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 02:16 PM

Special Magistrate Hearing

4. CC.

Meeting Date: 08/21/2024

Re: Case# 24-1361-South Causeway Park

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

Information

SUBJECT:

24-1361 PK	South Causeway Park	Glen Hazim	Michael Rabenecker
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CASE INFORMATION:

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

OWNER: Glen Hazim	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14354PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 02:23 PM

Special Magistrate Hearing

4. DD.

Meeting Date: 08/21/2024

Re: Case# 24-1398-Jaycee Park

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

Information

SUBJECT:

24-1398 PK	Jaycee Park	Spotless Cleaning Co.,LLC Michele Ferreira	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	April 27, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Spotless Cleaning Co., LLC Michele Ferreira	PARKING VIOLATION: Restricted: Boat Trailer Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
17093PK	34-31(C) Restricted: Boat Trailer Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/19/2024 02:28 PM

Special Magistrate Hearing

4. EE.

Meeting Date: 08/21/2024

Re: Case# PK2024-00007-South Causeway Park

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

Information

SUBJECT:

PK2024-00007	South Causeway Park	Cecilia Chilel	Michael Rabenecker
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CASE INFORMATION:

Case Initiated:	June 9, 2024	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Cecilia Chilel	PARKING VIOLATION: Parking Prohibited
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14399PK	34-31(E) Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Michael Rabenecker

Started On: 07/20/2024 03:14 PM

Special Magistrate Hearing

6. A.

Meeting Date: 08/21/2024

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:	Regular
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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: 07/30/2024

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

Special Magistrate Hearing

6. B.

Meeting Date: 08/21/2024

Re: Case # 24-902 - 101 Seaway Drive

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

Information

SUBJECT:

24- 902CE	101 Seaway Drive	Jairo Chitiva (TR)	Heather Debevec
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CASE INFORMATION:

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

OWNER: Jairo Chitiva (TR) 1325 SW Bent Pine Cv Port Saint Lucie, FL 34986	
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VIOLATIONS:

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

IPMC 302.7 Accessory structures.

Section 117-3(b)(1)(3) – Removal of signs.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Remove any items out of public view that is not designed to be used or kept outside.
 - Remove or repair the wooden box.
 - Remove all signage for the business that is no longer present, replace signs with blank faced pieces.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/07/2024 04:12 PM

Special Magistrate Hearing

6. C.

Meeting Date: 08/21/2024

Re: Case # 24-903 - 101 Seaway Drive

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

Information

SUBJECT:

24- 903CE	101 Seaway Drive	Jairo Chitiva (TR)	Heather Debevec
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CASE INFORMATION:

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

OWNER: Jairo Chitiva (TR) 1325 SW Bent Pine Cv Port St. Lucie, FL 34986	
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VIOLATIONS:

Section 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 15 days to remove the dead tree.
2. Failure to comply within the time provided will result in a fine of \$100 per day being assessed.
3. 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

Started On: 07/08/2024 04:39 PM

Special Magistrate Hearing

6. D.

Meeting Date: 08/21/2024

Re: Case # 24-613 - 301 Orange Avenue

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

Information

SUBJECT:

24-613 CE	301 Orange Avenue	JAMES HATFIELD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 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 304.6 Exterior walls.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to:
 - Repair the stucco missing and chipping on the building.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/01/2024 08:51 AM

Special Magistrate Hearing

6. E.

Meeting Date: 08/21/2024

Re: Case # 24-616 - 3625 S US Highway 1

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

Information

SUBJECT:

24-616 CE	3625 S US Highway 1	J AND P LODGING LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: J AND P LODGING LLC 117 N LAS OLAS DR JENSEN BEACH, FL 34957	REGISTERED AGENT: JEREMY S COLEMAN 117 N LAS OLAS DR JENSEN BEACH, FL 34957
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
Section 30-28(f) – 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:
 - Remove bins, bags, containers, clothing, boards, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - Bring in or remove all indoor styled furniture from porches and outside areas.
 - Ensure dumpster lids remain closed.
 - Paint areas of the buildings and walkways where paint is peeling, discoloring, and bare wood is showing.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Started By: Heather Debevec

Started On: 05/06/2024 03:03 PM

Special Magistrate Hearing

6. F.

Meeting Date: 08/21/2024

Re: Case # 24-432 - 2420 Sunrise Boulevard

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

Information

SUBJECT:

24-432 CE	2420 Sunrise Boulevard	JAMES E HOLLAND ALEXANDRIA N HOLLAND	Heather Debevec
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CASE INFORMATION:

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

OWNER: JAMES E HOLLAND ALEXANDRIA N HOLLAND 2420 SUNRISE BLVD FT PIERCE, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)

IPMC 304.3 Address identification.

IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Fully open or remove all shutters and window coverings.
 - Place house numbers to be visible from the street.
 - Paint the shutters, home, and trim where the paint is peeling and has discolored.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Special Magistrate Hearing

6. G.

Meeting Date: 08/21/2024

Re: Case# 24-561 - 1103 Rosedale Avenue

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

Information

SUBJECT:

24-561 CE	1103 Rosedale Avenue	VIERGE MURA MICHAUD CHRISTIAN MICHAUD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 8, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: VIERGE MURA MICHAUD CHRISTIAN MICHAUD 1103 ROSEDALE AVE FT PIERCE, FL 34982	
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VIOLATIONS:

Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
IPMC 302.7 Accessory structures.
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:
 - Remove all non operative vehicles from the property.
 - Remove buckets, barrels, tires, boards, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - Repair or replace the fence where it is missing panels, rotting wood, and missing boards, or remove the fence in it’s entirety.
 - Paint where the paint is peeling and bare wood is showing.
 - Pressure wash the shed to remove discoloration, if this does not work then paint.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/07/2024 01:15 PM

Special Magistrate Hearing

6. H.

Meeting Date: 08/21/2024

Re: Case # 24-679 - 514 S 3rd Street

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

Information

SUBJECT:

24-679 CE	514 S 3rd Street	RINKER MATERIALS CORP	Heather Debevec
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CASE INFORMATION:

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

OWNER: RINKER MATERIALS CORP C/O PROPERTY TAX DEPARTMENT PO BOX 2883 WEST PALM BEACH, FL 33402	REGISTERED AGENT: CORPORATE CREATIONS NETWORK, INC 11380 PROSPERITY FARMS RD #221 E PALM BEACH GARDENS, FL 33410
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VIOLATIONS:

Section 123-37(12) – Landscape maintenance

Section 103-341 – Vacant buildings

IPMC 304.2 Protective treatment.

Sec. 24-19, 24-20 - Maintenance of nuisance on property prohibited / Section 24-21 (13)– Nuisance as an object

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Mow, clean off fence lines, trim trees to be 6 feet from the ground, and remove all trash and debris.
 - Secure all doors and windows.
 - Paint the bare wood board around the building and the metal structures where they are rusting and peeling.
 - Remove all graffiti from the property.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/28/2024 03:02 PM

Special Magistrate Hearing

6. I.

Meeting Date: 08/21/2024

Re: Case# 24-630 - 1805 S 29th Street

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

Information

SUBJECT:

24-630 CE	1805 S 29th Street	Minerva Dominguez	Heather Debevec
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CASE INFORMATION:

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

OWNER: Minerva Dominguez 1805 S 29th Street Ft. Pierce, FL 34947	
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VIOLATIONS:

- Section 30-28(c) - Responsibility for containers
- Section 24-19, 24-20, 24-21(10)(d) - Nuisance as an object / Non - operative vehicles
- Section 24-19, 24-20, 24-21(1)(5) - Nuisance as an object / Outside storage
- Section 123-37(12) - Landscape Maintenance
- IPMC 302.7 - Accessory structures

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Move trash cans from the front of the property on non collection days.
 - Remove or provide proof of valid registration and operability for trailers and vehicles on the property.
 - Remove or bring in all items from public view that are not designed to be used or kept outside.
 - Clean off fence lines.
 - Repair the fence where it is missing or damaged support poles, falling, and disconnecting.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Special Magistrate Hearing

6. J.

Meeting Date: 08/21/2024

Re: Case # 24-1148 - 430 N 11th Street

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

Information

SUBJECT:

24-1148 CE	430 N 11th Street	Mission Evangelique Du Christi	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 24, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Mission Evangelique Du Christi 2201 NW 41st Ave Apt 301 Lauderhill, FL 33313	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Remove all items from the vacant lot.
2. Failure to comply will result in a fine of \$100.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 06/06/2024 04:50 PM