

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 11, 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.

24-1139 CE	437 N 11th Street	Flor De Asflato LLC	Heather Debevec
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2.

24-1307 PK	1000 Block Tortugas Avenue	Nidia Mendez	Charmaine Kirkland
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3.

24-1383 PK	Jaycee Park	Varen Denise Williams and Harriett Denice Williams	Charmaine Kirkland
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4.

24-1187 CE	204 Roselyn Avenue	Roselyn Holdings LLC	Charmaine Kirkland
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5.

24-1379 PK	Jaycee Park	Nikki Cearfoss	Manuel Fernandez Jr.
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6.

24-832 CE	208 Avenue A	K AND K II INC	Heather Debevec
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7.

24-811PK	Avenue A / Melody Lane	ANTONYO LADARREL RODGERS	Heather Debevec
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8.

24-1309 CE	2002 Avenue N	Brittany B Pratt	Charmaine Kirkland
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9.	24-1317 CE	2009 Avenue N	Lisa McCutchen and Stanley L Jennings	Charmaine Kirkland
10.	24-1142 CE	436 N 11th Street	Common Wealth Trust Services LLC (TR)	Heather Debevec
11.	24- 374CE	735 Orange Avenue	FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC.	Heather Debevec
12.	24-1073 CE	345 Weatherbee Road Lot 108	Yu Enterprises LLC	Heather Debevec
13.	24-1151 CE	429 N 11th Street	Janie Lee Cash	Heather Debevec
14.	24-1146CE	433 N 11th Street	Gary Noe	Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	24-1381 PK	Jaycee Park	Cassandra Waldron	Manuel Fernandez Jr.
B.	24-1380 PK	Jaycee Park	Marco A Sanchez	Manuel Fernandez Jr.
C.	24-1387 PK	1308 N 22nd Street	Bob Andy Pritchard	Charmaine Kirkland
D.	24-1098 PK	312 North 27th Street	Francisco Herrera	Charmaine Kirkland
E.	24-1386 PK	1308 N 21st Street	Coast 2 Coast Transportation LLC	Charmaine Kirkland
F.	24-610 CT	1109 Rosedale Avenue	Vierge Mura Michaud	Heather Debevec

5. PUBLIC HEARINGS - CITATION APPEALS

6. PUBLIC HEARINGS - VIOLATION CASES

- A.

24-896 CE	4696 Okeechobee Rd	4696 Okeechobee LLC	Isaac Saucedo
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- B.

24-1052 CE	441 Means Ct	Bertha M McDonald	Manuel Fernandez Jr.
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- C.

24-0527 CE	724 Texas CT	Alan J Branca	Manuel Fernandez Jr.
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- D.

24-0934 CE	303 South 32nd Street	Ignacio A Ceren	Charmaine Kirkland
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- E.

24-932 CE	5234 Edwards Road	Rude Alberto Figuerdo Gomez	Charmaine Kirkland
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- F.

24-1188 CE	201 Roselyn Avenue	Rafael Villanueva-Chavez	Charmaine Kirkland
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- G.

24-1314 CE	2007 Avenue N	Gertrude Abbott	Charmaine Kirkland
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- H.

24-1318 CE	2010 Avenue N	Francy Fermilien	Charmaine Kirkland
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- I.

24- 1175CE	108 Roselyn Avenue	Maria Betancourt	Heather Debevec
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- J.

24-1173 CE	108 Roselyn Avenue	Maria Betancourt	Heather Debevec
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- K.

24-1141CE	436 N 11th Street	Common Wealth Trust Services LLC (TR)	Heather Debevec
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- L.

24-367 CE	407 Florida Avenue	CHURCH OF THE NAZARENE	Heather Debevec
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- M.

24-377 CE	732 Orange Avenue	732 ORANGE AVE LLC	Heather Debevec
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- N.

24-384CE	804 Orange Avenue	ORANGE AVE APARTMENTS LLC	Heather Debevec
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- O.

24-385 CE	808 Orange Avenue	JAMES HATFIELD	Heather Debevec
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P.	24-392 CE	820 Orange Avenue	JAMES E HATFIELD	Heather Debevec
Q.	24-390 CE	822 Orange Avenue	JAMES HATFIELD	Heather Debevec
R.	24-686 CE	2601 Seneca Avenue	MELISSA S PHILLIPS-HILL	Heather Debevec
S.	24-755 CE	118 Wisteria Avenue	MARIA EUGENIA CLAVIJO-VALDEZ	Heather Debevec
T.	24-1138 CE	1105 Avenue D	Karla Zevallos	Heather Debevec
U.	24-799 CE	2009 S US Highway 1	Gateway PLaza Ft Pierce Associates LLC	Heather Debevec
V.	24- 786CE	213 Osceola Avenue	Lela E Piersall (EST)	Heather Debevec
W.	24-1147 CE	432 N 11th Street	Darrell Wilson Sr Christopher Wilson Sr	Heather Debevec
Z.	24-1112CE	120 Wisteria Avenue	Jose Montoya, Maria R Garcia	Heather Debevec
AA.	24- 1161CE	119 Roselyn Avenue	Alejandrina Nunwz-Navarro, Edgar M Mendez Nunez	Heather Debevec
BB.	24-1171CE	110 Roselyn Avenue	Robert J Auth Jr	Heather Debevec
CC.	24- 1304 CE	126 Wisteria Avenue	Jetta A Grimes (EST)	Heather Debevec

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

8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

9. **OTHER CASES**

Special Magistrate Hearing

3. B. 1.

Meeting Date: 09/11/2024

Re: Case# 24-1139 - 437 N 11th Street

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

Information

SUBJECT:

24-1139 CE	437 N 11th Street	Flor De Asflato LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: Flor De Asfalto LLC PO Box 402247 Miami Beach, FL 33140	REGISTERED AGENT: Daniel Bajaroff 3425 Garden Ave Miami Beach, FL 33140
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VIOLATIONS:

Section 125-322 (b)(5) - Fence Maintenance - Permit required

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:
 - Obtain a permit for the fence.
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: 09/04/2024

Started On: 07/09/2024 10:22 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 09/11/2024

Re: Case# 24-1307 - 1000 Block Tortugas Avenue

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

Information

SUBJECT:

24-1307 PK	1000 Block Tortugas Avenue	Nidia Mendez	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 11, 2024	Type of Presentation:	PAID
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OWNER:

OWNER: Nidia Mendez	PARKING VIOLATION: 34-31(L) Parking on City Right of Way
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20179PK	34-31(L) Parking on City Right of Way	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/04/2024

Started On: 07/27/2024 10:42 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 09/11/2024

Re: Case# 24-1383 - Jaycee Park

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

Information

SUBJECT:

24-1383 PK	Jaycee Park	Varen Denise Williams and Harriett Denice Williams	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 15, 2024	Type of Presentation:	PAID
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OWNER:

OWNER: Varen Denise Williams Harriett Denice Williams	PARKING VIOLATION: 34-31 (P) Parked in Handicapped Parking without tag or placard
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20181PK	31-34(P) Handicapped Parking	\$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(s) be assessed a fine in the amount of \$278.00.
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: 09/04/2024

Started On: 07/27/2024 11:30 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 09/11/2024

Re: Case# 24-1187 - 204 Roselyn Avenue

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

Information

SUBJECT:

24-1187 CE	204 Roselyn Avenue	Roselyn Holdings LLC	Charmaine Kirkland
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CASE INFORMATION:

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

OWNER: Roselyn Holdings LLC 507 S 33rd Street Fort Pierce, FL 34947	REGISTERED AGENT: Dale P. Boyd 507 S. 33rd Street Fort Pierce, FL 34947
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VIOLATIONS:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage.
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement.
 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:
 - Remove dolly's, ladders, storage containers, buckets, pallets, fence barriers and all other items throughout the front yard and store out of public view.
 - Refrain from parking in the front yard.
 - Cut down all overgrown grass, hedges, and trees throughout the home.
 - 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: 09/04/2024

Started On: 07/11/2024 10:47 AM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 09/11/2024

Re: Case# 24-1379 - Jaycee Park

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

Information

SUBJECT:

24-1379 PK	Jaycee Park	Nikki Cearfoss	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	June 6, 2024	Type Of Presentation:	PAID
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OWNER:

Nikki Cearfoss	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20452 PK	34-31-A - Improper 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: 07/28/2024 02:58 PM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

3. B. 6.

Meeting Date: 09/11/2024

Re: Case# 24-832- 208 Avenue A

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

Information

SUBJECT:

24-832 CE	208 Avenue A	K AND K II INC	Heather Debevec
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CASE INFORMATION:

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

OWNER: K AND K II INC 3636 N MILTON RD FT PIERCE, FL 34946	REGISTERED AGENT: K AND K II INC 3636 N MILTON RD FT PIERCE, FL 34946
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VIOLATIONS:

Section 125-322(f)(2) – Prohibited characteristics of fences
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) will be given 20 days to:
 - Remove the barbed wire.
 - Remove all items from public view that are designed to be used or kept outside.
 - Repair the crack and shipped areas of stucco.
 - Replace the rotting wood on the fascia.
 - Paint the building, trim, aluminum, where it is peeling, fading, discolored, and rusting.
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: 08/13/2024

Started On: 05/28/2024 09:07 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 09/11/2024

Re: Case # 24-811 - Avenue A / Melody Lane

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

Information

SUBJECT:

24-811PK	Avenue A / Melody Lane	ANTONYO LADARREL RODGERS	Heather Debevec
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CASE INFORMATION:

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

OWNER: ANTONYO LADARREL RODGERS	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15413PK	34-35(a) 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(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
Final Approval Date: 09/04/2024

Started On: 05/15/2024 03:13 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 09/11/2024

Re: Case# 24-1309 - 2002 Avenue N

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

Information

SUBJECT:

24-1309 CE	2002 Avenue N	Brittany B Pratt	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Brittany B Pratt 2002 Avenue N Ft Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

- The violator(s) be given 30 days to:
 - Paint where discoloration, deterioration, molding and chipping has occurred throughout the home.
 - Obtain a permit and comply with all permit conditions to replace the shingles that are missing on the roof.
- 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: 09/04/2024

Started On: 07/25/2024 10:12 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 09/11/2024

Re: Case# 24-1317 - 2009 Avenue N

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

Information

SUBJECT:

24-1317 CE	2009 Avenue N	Lisa McCutchen and Stanley L Jennings	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	CONTINUED
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OWNER:

OWNER: Lisa McCutchen Stanley L Jennings 3403 Avenue J Ft Pierce, FL 34947	
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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:
 - Pressure wash and paint, were molding, chipping, discoloration and deterioration has occurred 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: 09/04/2024

Started On: 07/27/2024 08:24 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 09/11/2024

Re: Case # 24-1142 - 436 N 11th Street

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

Information

SUBJECT:

24-1142 CE	436 N 11th Street	Common Wealth Trust Services LLC (TR)	Heather Debevec
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CASE INFORMATION:

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

OWNER: Common Wealth Trust Services LLC (TR) 122 E Lake Ave Longwood, FL 32750	
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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 violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove the dead tree.
2. Failure to comply within the time provided will result in a fine of \$250.00 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
Final Approval Date: 09/04/2024

Started On: 07/29/2024 10:30 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 09/11/2024

Re: Case # 24-374 - 735 Orange Avenue

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

Information

SUBJECT:

24- 374CE	735 Orange Avenue	FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC.	Heather Debevec
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CASE INFORMATION:

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

OWNER: FORT PIERCE HAITIAN UNITED METHODIST CHURCH INC. 735 ORANGE AVE FT PIERCE, FL 34950	REGISTERED AGENT: JOANES DR MARTIN 735 ORANGE AVE FT PIERCE, FL 34950
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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 violation(s) exists, that the following be ordered:

1. The violator(s) be given 30 days to:
 - Pressure wash and paint the discolored areas of the building.
 - Paint the areas of the building where the paint is peeling.
 - Obtain a permit and comply with all permit conditions to repair or replace the rotting trim, soffit, overhangs, and window frames around 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
Final Approval Date: 09/04/2024

Started On: 05/08/2024 02:26 PM

Special Magistrate Hearing

3. B. 12.

Meeting Date: 09/11/2024

Re: Case # 24-1073 - 345 Weatherbee Road Lot 108

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

Information

SUBJECT:

24-1073 CE	345 Weatherbee Road Lot 108	Yu Enterprises LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 17, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Yu Enterprises LLC 208 Cape Pointe Cir Jupiter, FL 33477	REGISTERED AGENT: John Copeland 441 SE Osceola St Stuart, FL 34994
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VIOLATIONS:

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

IPMC 304.2 Protective treatment.

IPMC 304.13 Window, skylight, and door frames.

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 items from public view that are designed to be used or stored outside.
 - Pressure wash and paint the discolored areas of the home.
 - Obtain a permit and comply with all permit conditions to repair the frames of the windows and doors where rotting and damaged.
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: 07/09/2024 11:55 AM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

3. B. 13.

Meeting Date: 09/11/2024

Re: Case # 24-1151 - 429 N 11th Street

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

Information

SUBJECT:

24-1151 CE	429 N 11th Street	Janie Lee Cash	Heather Debevec
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CASE INFORMATION:

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

OWNER: Janie Lee Cash 429 N 11th Street Ft Pierce, FL 34950	
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VIOLATIONS:

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

Section 26-3 – Storage of commodities

IPMC 304.2 Protective treatment.

IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Remove all items from public view that are not designed to be used or stored outside.
 - Remove all items from the open trailer.
 - Paint all areas where paint is fading, peeling, discoloring, and bare wood is showing through.
 - Obtain a permit and comply with all permit conditions to repair or replace the rotting boards on the fascia.
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: 07/10/2024 02:13 PM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

3. B. 14.

Meeting Date: 09/11/2024

Re: Case# 24-1146 - 433 N 11th Street

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

Information

SUBJECT:

24-1146CE	433 N 11th Street	Gary Noe	Heather Debevec
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CASE INFORMATION:

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

OWNER: Gary Noe 431 N 11th Street Ft Pierce, FL 34950	
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VIOLATIONS:

Section 103-341 – Vacant buildings
 IPMC 304.6 Exterior walls.
 IPMC 304.7 Roofs and drainage.
 IPMC 304.13 Window, skylight, and door frames.
 IPMC 304.2 Protective treatment.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Properly board up and secure all windows and doors.
 - Paint all peeling areas and bare wood.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address:
 - Repair walls where there is damage and holes in the bricks.
 - Repair and replace the rotting and missing wood on the fascia and soffit areas around the home.
 - Ensure doors are properly installed and secured for the home.
3. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Final Approval Date: 09/04/2024

Special Magistrate Hearing

4. A.

Meeting Date: 09/11/2024

Re: Case # 24-1381 - Jaycee Park

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

Information

SUBJECT:

24-1381 PK	Jaycee Park	Cassandra Waldron	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	June 16, 2024	Type of Presentation:	Parking Citation
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OWNER:

Cassandra Waldron	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20455 PK	34-31 C - Restricted 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.
Final Approval Date: 09/04/2024

Started On: 07/28/2024 04:04 PM

Special Magistrate Hearing

4. B.

Meeting Date: 09/11/2024

Re: Case # 24-1380 - Jaycee Park

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

Information

SUBJECT:

24-1380 PK	Jaycee Park	Marco A Sanchez	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	June 16, 2024	Type of Presentation:	Parking Citation
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OWNER:

Marco A Sanchez	
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20454 PK	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(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.
Final Approval Date: 09/04/2024

Started On: 07/28/2024 03:34 PM

Special Magistrate Hearing

4. C.

Meeting Date: 09/11/2024

Re: Case# 24-1387 1308 N 22nd Street

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

Information

SUBJECT:

24-1387 PK	1308 N 22nd Street	Bob Andy Pritchard	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 20, 2024	Type of Presentation:	Citation
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OWNER:

OWNER: Bob Andy Pritchard	PARKING VIOLATION: 34-31(J)(2) Commercial Vehicle in a Residential Area
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20185PK	34-31(J)(2) Commercial Vehicle in a Residential Area	\$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: 09/04/2024

Started On: 07/27/2024 01:33 PM

Special Magistrate Hearing

4. D.

Meeting Date: 09/11/2024

Re: Case #24-1098 - 312 N 27th St

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

Information

SUBJECT:

24-1098 PK	312 North 27th Street	Francisco Herrera	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	May 10, 2024	Type of Presentation:	Citation Dispute
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OWNER:

OWNER: Francisco Herrera	PARKING VIOLATION: Commercial Vehicle Parked in a Residential Area
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20176PK	34-31(J)(2) Commercial Vehicle Parked in a Residential Area	\$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: 09/04/2024

Started On: 06/22/2024 04:04 PM

Special Magistrate Hearing

4. E.

Meeting Date: 09/11/2024

Re: Case #24-1386 1308 N 21st Street

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

Information

SUBJECT:

24-1386 PK	1308 N 21st Street	Coast 2 Coast Transportation LLC	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 20, 2024	Type of Presentation:	Citation Dispute
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OWNER:

OWNER: Coast 2 Coast Transportation LLC	PARKING VIOLATION: Commercial Vehicle in Residential Area
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20184PK	34-31(J)(2) Commercial Vehicle in Residential Area	\$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: 09/04/2024

Started On: 07/27/2024 12:22 PM

Special Magistrate Hearing

4. F.

Meeting Date: 09/11/2024

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
Final Approval Date: 09/04/2024

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

Special Magistrate Hearing

6. A.

Meeting Date: 09/11/2024

Re: Case # 24-896 - 4696 Okeechobee Rd

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

Information

SUBJECT:

24-896 CE	4696 Okeechobee Rd	4696 Okeechobee LLC	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: 4696 Okeechobee LLC 10546 Versailles Blvd Wellington, FL 33449	REGISTERED AGENT: Corporate Creations Network INC 801 Us Hwy 1 North Palm Beach, FL 33408
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VIOLATIONS:

Section 117-3(b) – Removal of signs
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) will be given 15 days to:
 - o Remove all signs of businesses not operating at this location.
 - o 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: 08/13/2024

Started On: 06/08/2024 11:02 AM

Special Magistrate Hearing

6. B.

Meeting Date: 09/11/2024

Re: Case # 24-1052 - 441 Means Ct

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

Information

SUBJECT:

24-1052 CE	441 Means Ct	Bertha M McDonald	Manuel Fernandez Jr.
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CASE INFORMATION:

Case Initiated:	May 17, 2024	Type Of Presentation:	Regular
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OWNER:

Bertha M McDonald PO Box 4189 Fort Pierce, FL 34948	
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VIOLATIONS:

Section 24-19, 24-20, 24-21 (1)(5) - Nuisance as an object / Outside Storage
 IMPC 302.7 Accessory Structure
 IMPC 304.10 Stairways, Decks, Porches, and Balconies
 IMPC 304.13 Windows, Skylight, and Door Frames

RECOMMENDATION:

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

1. The violator(s) be given 30 days to do the following:
 - Remove all outside storage from under the carport and store out of public view.
 - Obtain a permit and comply with all permit conditions to repair the chain-link fence where deterioration has occurred.
 - Obtain a permit and comply with all permit conditions to replace the deteriorated staircase that was removed.
 - Obtain a permit and comply with all permit conditions to repair all broken windows and window frames throughout 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: 09/04/2024

Started On: 07/25/2024 12:23 PM

Special Magistrate Hearing

6. C.

Meeting Date: 09/11/2024

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:	Regular
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OWNER:

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

- 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:
 - 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: 09/04/2024

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

Special Magistrate Hearing

6. D.

Meeting Date: 09/11/2024

Re: Case #24-934 -303 S 32nd St

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

Information

SUBJECT:

24-0934 CE	303 South 32nd Street	Ignacio A Ceren	Charmaine Kirkland
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CASE INFORMATION:

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

OWNER: Ignacio A Ceren 303 S 32nd Street Ft Pierce, FL 34947	
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VIOLATIONS:

- IPMC 702.4 Emergency escape openings (covered windows)
- IPMC 302.7 Accessory structures
- IPMC 304.2 Protective treatment

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Remove boards from all windows throughout the home.
 - Paint where molding, chipping, discoloration and deterioration has occurred throughout the home.
 - Obtain a permit and comply with all permit conditions to repair or replace the wooden fence.
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: 09/04/2024

Started On: 06/27/2024 02:06 PM

Special Magistrate Hearing

6. E.

Meeting Date: 09/11/2024

Re: Case #24-932 - 5234 Edwards Road

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

Information

SUBJECT:

24-932 CE	5234 Edwards Road	Rude Alberto Figuerdo Gomez	Charmaine Kirkland
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CASE INFORMATION:

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

OWNER: Rude Alberto Figuerdo Gomez 5234 Edwards Rd Ft. Pierce, FL 34981	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove all trash/recycling containers to the side or rear of the structure on non-collection days.
 - Remove concrete blocks, ladders, dolly’s, paint buckets, air compressor, barrels and store out of public view, a garage, or shed
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: 09/04/2024

Started On: 07/02/2024 04:32 PM

Special Magistrate Hearing

6. F.

Meeting Date: 09/11/2024

Re: Case #24-1188-201 Roselyn Avenue

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

Information

SUBJECT:

24-1188 CE	201 Roselyn Avenue	Rafael Villanueva-Chavez	Charmaine Kirkland
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CASE INFORMATION:

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

OWNER: Rafael Villanueva-Chavez Maria G Molina 201 Roselyn Avenue Fort 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
 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 10 days to:
 - Refrain from parking in the front yard.
 - Remove buckets, pallets, window screens, concrete blocks and any other items throughout the property and store them out of public view.
 - Cut down all the overgrown grass, hedges, and trees.
 - Pressure wash or paint where chipping, molding, discoloration, and deterioration has occurred 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: 09/04/2024

Started On: 07/11/2024 08:13 AM

Special Magistrate Hearing

6. G.

Meeting Date: 09/11/2024

Re: Case #24-1314- 2007 Avenue N

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

Information

SUBJECT:

24-1314 CE	2007 Avenue N	Gertrude Abbott	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Gertrude Abbott 121 NW 64th Street Miami, FL 33150	
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VIOLATIONS:

Section 2017 NEC – Temporary lighting
 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
 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 the string/holiday lights throughout the home.
 - Refrain from parking on the grass in the front yard.
 - Remove coolers, dolly’s, buckets, window screens, and store out of public view, a garage, or shed.
 - ???????Paint the front door where discoloration has occurred.
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: 09/04/2024

Started On: 07/26/2024 10:53 AM

Special Magistrate Hearing

6. H.

Meeting Date: 09/11/2024

Re: Case #24-1318 - 2010 Avenue N

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

Information

SUBJECT:

24-1318 CE	2010 Avenue N	Francy Fermilien	Charmaine Kirkland
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CASE INFORMATION:

Case Initiated:	June 18, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Francy Fermilien 2010 Avenue N Ft Pierce, FL 34950	
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VIOLATIONS:

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

RECOMMENDATION:

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

1. The violator(s) be given 10 days to:
 - Remove ladders, paint buckets, gas cans, storage containers and any other items and store out of public view, a garage, or shed.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Charmaine Kirkland
Final Approval Date: 09/04/2024

Started On: 07/27/2024 09:02 AM

Special Magistrate Hearing

6. I.

Meeting Date: 09/11/2024

Re: Case # 24-1175 - 108 Roselyn Avenue

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

Information

SUBJECT:

24- 1175CE	108 Roselyn Avenue	Maria Betancourt	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 31, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Maria Betancourt 108 Roselyn Avenue Ft Pierce, FL 34982	
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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 violation(s) exists, that the following be ordered:

1. The violator(s) be given 10 days to remove the dead tree.
2. Failure to comply within the time provided will result in a fine of \$250.00 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
Final Approval Date: 09/04/2024

Started On: 07/29/2024 10:51 AM

Special Magistrate Hearing

6. J.

Meeting Date: 09/11/2024

Re: Case# 24-1173 - 108 Roselyn Avenue

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

Information

SUBJECT:

24-1173 CE	108 Roselyn Avenue	Maria Betancourt	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 31, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Maria Betancourt 108 Roselyn Avenue Ft Pierce, FL 34982	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
 Section 30-28(c) – Responsibility for containers
 Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 Section 123-37(12) – Landscape maintenance
 Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
 Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement
 IPMC 304.1 Exterior structure – General.
 IPMC 304.2 Protective treatment.
 IPMC 302.3 Sidewalks and driveways.

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 coverings from all windows.
 - Remove the trash, yard, and recycle bins from the front of the home on non-collection days.
 - Remove all items from public view that are not designed to be used or stored outside.
 - Mow, trim weeds from around trees, fence lines, and the home.
 - Provide valid registration and proof of operability for the trailer and any other non-operative vehicles.
 - Refrain from parking all vehicles on grass.
 - Paint all areas of the home and shed where the paint is peeling.

2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address:
 - Repair or replace the areas of fascia that are damaged or rotting.
 - Repair the driveway where it is breaking apart, cracking and causing potential trip hazards.
 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: 07/11/2024 10:27 AM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. K.

Meeting Date: 09/11/2024

Re: Case# 24-1141 - 436 N 11th Street

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

Information

SUBJECT:

24-1141CE	436 N 11th Street	Common Wealth Trust Services LLC (TR)	Heather Debevec
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CASE INFORMATION:

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

OWNER: Common Wealth Trust Services LLC (TR) 122 E Lake Ave Longwood, FL 32750	
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VIOLATIONS:

- IPMC 304.3 Address identification
- IPMC 304.2 Protective treatment.
- IPMC 302.3 Sidewalks and driveways.
- IPMC 304.6 Exterior walls.
- IPMC 304.13 Window, skylight, and door frames
- IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Place house numbers to be visible from the street.
 - Pressure wash the home, stairways, and walkways where discolored.
 - Paint the home where discolored, peeling, and bare wood is showing.
2. The violator(s) be given 30 days to obtain a permit and comply with all permit conditions to address:
 - Repair the cracks and missing chunks of the driveway and sidewalk.
 - Repair or replace the missing siding on the home.
 - Repair or replace the window and door frames where they are missing or damaged.
 - Repair or replace the rotting fascia boards, and repair the roof.
3. 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: 09/04/2024

Started On: 07/10/2024 03:21 PM

Special Magistrate Hearing

6. L.

Meeting Date: 09/11/2024

Re: Case# 24-367 - 407 Florida Avenue

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

Information

SUBJECT:

24-367 CE	407 Florida Avenue	CHURCH OF THE NAZARENE	Heather Debevec
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CASE INFORMATION:

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

OWNER: CHURCH OF THE NAZARENE 407 FLORIDA AVE FT PIERCE, FL 34950	REGISTERED AGENT: BROWNING ACCOUNTING GROUP CORP 1991 S KANNER HWY STUART, FL 34994
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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.
 IPMC 304.7 Roofs and drainage.

RECOMMENDATION:

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

1. The violator(s) be given 30 days to:
 - Remove pile of dirt, tarp, bricks, and any other items in the above-mentioned ordinance and store out of public view, a garage, or shed.
 - Repair or remove the fence.
 - Obtain a permit and comply with all permit conditions to repair the roof under the tarps.

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

Form Review

Special Magistrate Hearing

6. M.

Meeting Date: 09/11/2024

Re: Case# 24-377 - 732 Orange Avenue

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

Information

SUBJECT:

24-377 CE	732 Orange Avenue	732 ORANGE AVE LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: 732 ORANGE AVE LLC 10225 SW GREEN RIDGE LN PALM CITY, FL 34990	REGISTERED AGENT: HOWARD A WELLES 10225 SW GREEN RIDGE LN PALM CITY, FL 34990
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VIOLATIONS:

IPMC 304.1 Exterior structure – General.

IPMC 304.2 Protective treatment.

Section 117-3(b) – Removal of signs.

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 20 days to:
 - Repair or replace the damaged stucco under the over hang.
 - Pressure wash and paint the discolored areas of the building.
 - Remove all signage from the windows for businesses that are no longer present.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.
3. The city requests that the Special Magistrate finds that a violation of Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage did exist but was cured prior to today’s hearing.
4. The city requests that the violator be notified that if a violation of Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage occurs again on any property owned by the violator:
 - a. That per State Statute 162.06(3) additional time to correct the violation is not required and the matter will be scheduled for a hearing before the Special Magistrate.
 - b. That per State Statute 162.09(1), the Special Magistrate may order a fine to accrue for each day the repeat violation continues, beginning with the date the

repeat violation is found to have occurred by the code inspector.
c. That per State Statute 162.09(2)(a) the amount of the fine for the repeat violation may be up to \$500.00 per day.

Form Review

Form Started By: Heather Debevec

Started On: 05/08/2024 01:44 PM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. N.

Meeting Date: 09/11/2024

Re: Case # 24-384 - 804 Orange Avenue

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

Information

SUBJECT:

24-384CE	804 Orange Avenue	ORANGE AVE APARTMENTS LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: ORANGE AVE APARTMENTS LLC 9440 LIVE OAK PL #206 DAVIE, FL 33324	REGISTERED AGENT: ROBERT SNOW 9440 LIVE OAK PLACE #206 DAVIE, FL 33324
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VIOLATIONS:

- IPMC 304.1 Exterior structure – General.
- IPMC 304.13 Window, skylight, and door frames.
- 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:
 - Repair or replace the rotting wood and damaged stucco around the building.
 - Repair or replace the rotting wood around the window frames.
 - Paint the bare wood, peeling and discolored areas of 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
Final Approval Date: 09/04/2024

Started On: 05/08/2024 04:45 PM

Special Magistrate Hearing

6. O.

Meeting Date: 09/11/2024

Re: Case # 24-385 - 808 Orange Avenue

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

Information

SUBJECT:

24-385 CE	808 Orange Avenue	JAMES HATFIELD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 16, 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 304.3 Address identification.
 Section 123-37(12) – Landscape maintenance
 IPMC 304.2 Protective treatment.
 IPMC 304.1 Exterior structure – General.

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;
 - Place house numbers to be visible from the street.
 - Trim weeds and clear off the fence lines.
 - Paint the bare wood and areas where the paint is peeling.
 - Obtain a permit and comply with all permit conditions to repair or replace the rotting wood on the deck, trim, and home.
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: 09/04/2024

Started On: 05/09/2024 01:57 PM

Special Magistrate Hearing

6. P.

Meeting Date: 09/11/2024

Re: Case # 24-392 - 820 Orange Avenue

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

Information

SUBJECT:

24-392 CE	820 Orange Avenue	JAMES E HATFIELD	Heather Debevec
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CASE INFORMATION:

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

OWNER: JAMES E HATFIELD PO BOX 4447 FT PIERCE, FL 34948	
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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 trees.
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: 09/04/2024

Started On: 05/09/2024 02:13 PM

Special Magistrate Hearing

6. Q.

Meeting Date: 09/11/2024

Re: Case # 24-390 - 822 Orange Avenue

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

Information

SUBJECT:

24-390 CE	822 Orange Avenue	JAMES HATFIELD	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 16, 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:

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage
 IPMC 304.2 Protective treatment.
 IPMC 302.7 Accessory structures.
 Section 117-3(b) – Removal of signs
 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:
 - Remove boards, metal pieces, and any other items in the above-mentioned ordinance and store out of public view.
 - Pressure wash and paint the peeling and discolored areas of the building.
 - Repair the fence where it is falling and leaning.
 - Replace or remove the peeling signage in the windows.
 - Repair or replace the painted signage where it is peeling.
 - Replace the metal trim that is rusting and peeling on the awning.
 - Repair areas of stucco damage to the awning.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. R.

Meeting Date: 09/11/2024

Re: Case # 24-686 - 2601 Seneca Avenue

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

Information

SUBJECT:

24-686 CE	2601 Seneca Avenue	MELISSA S PHILLIPS-HILL	Heather Debevec
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CASE INFORMATION:

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

OWNER: MELISSA S PHILLIPS-HILL 2601 SENECA AVE FT PIERCE, FL 34946	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers

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

RECOMMENDATION:

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

1. The violator(s) be given 20 days to:
 - Move all trash/recycling containers to the side or rear of structure on non-collection days.
 - Remove buckets, bins, containers, 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 \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 05/10/2024 10:00 AM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. S.

Meeting Date: 09/11/2024

Re: Case # 24-755 - 118 Wisteria Avenue

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

Information

SUBJECT:

24-755 CE	118 Wisteria Avenue	MARIA EUGENIA CLAVIJO-VALDEZ	Heather Debevec
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CASE INFORMATION:

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

OWNER: MARIA EUGENIA CLAVIJO-VALDEZ 118 WISTERIA AVE 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

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:
 - Refrain from parking in the front yard.
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: 09/04/2024

Started On: 05/14/2024 08:09 AM

Special Magistrate Hearing

6. T.

Meeting Date: 09/11/2024

Re: Case # 24-1138 - 1105 Avenue D

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

Information

SUBJECT:

24-1138 CE	1105 Avenue D	Karla Zevallos	Heather Debevec
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CASE INFORMATION:

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

OWNER: Karla Zevallos 1535 Miller Road Coral Gables, FL 33146	
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VIOLATIONS:

- IPMC 304.3 Address identification.
- IPMC 304.2 Protective treatment.
- IPMC 304.7 Roofs and drainage.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.13 Window, skylight, and door frames.

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:
 - Place house numbers to be visible from the street.
 - Paint the home where discolored and chipping.
 - Obtain a permit and comply with all permit conditions to repair or replace the roof, fascia, soffit, and all rotting damaged wood on and around the home.
 - Obtain a permit and comply with all permit conditions to repair or replace all damaged stucco around the home.
 - Obtain a permit and comply with all permit conditions to repair all doors and windows that are damaged and not properly weather tight.
2. Failure to comply will result in a fine of \$250.00 per day being assessed.

Form Review

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. U.

Meeting Date: 09/11/2024

Re: Case # 24-799 - 2009 S US Highway 1

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

Information

SUBJECT:

24-799 CE	2009 S US Highway 1	Gateway PLaza Ft Pierce Associates LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 31, 2024	Type of Presentation:	Regular
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OWNER:

OWNER: Gateway Plaza Ft Pierce Associates LLC 55 5th Fl 14 New York, NY 10003	REGISTERED AGENT: Corporation Service Company 1201 Hays St Tallahassee, FL 32301
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VIOLATIONS:

IPMC 302.3 - Sidewalks and Driveways

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 parking lot of potholes.
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: 07/09/2024 01:13 PM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. V.

Meeting Date: 09/11/2024

Re: Case # 24-786 - 213 Osceola Avenue

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

Information

SUBJECT:

24- 786CE	213 Osceola Avenue	Lela E Piersall (EST)	Heather Debevec
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CASE INFORMATION:

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

OWNER: Lela E Piersall (EST) 213 Osceola Ave Ft Pierce, FL 34982	RESPONSIBLE PARTY: Raul Perez rap@dillevans.com
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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 20 days to:
 - Mow the yard and clean off fence lines.
 - Paint all areas where discoloring, peeling, and bare wood is showing.
2. Failure to comply will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/04/2024

Started On: 07/10/2024 01:34 PM

Special Magistrate Hearing

6. W.

Meeting Date: 09/11/2024

Re: Case # 24-1147 - 432 N 11th Street

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

Information

SUBJECT:

24-1147 CE	432 N 11th Street	Darrell Wilson Sr Christopher Wilson Sr	Heather Debevec
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CASE INFORMATION:

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

OWNER: Darrell Wilson Sr Christopher Wilson Sr 432 N 11th St Ft Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 Protective treatment.

IPMC 304.6 Exterior walls.

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:
 - Paint all barewood and peeling areas on the home.
 - Obtain a permit and comply with all permit conditions to properly cover exterior walls to be weather tight over the base weather paper.
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: 07/10/2024 01:56 PM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. Z.

Meeting Date: 09/11/2024

Re: Case# 24-1112 - 120 Wisteria Avenue

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

Information

SUBJECT:

24-1112CE	120 Wisteria Avenue	Jose Montoya, Maria R Garcia	Heather Debevec
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CASE INFORMATION:

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

OWNER: Jose Montoya Marie E Garcia 2909 Grove Dr Ft Pierce, FL 34981	
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VIOLATIONS:

Section 30-28(c) – Responsibility for containers

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

RECOMMENDATION:

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

1. The violator(s) be given 5 days to:
 - Remove trash, recycle, and yard bins from the front of the home.
 - Remove items from public view that are not designed to be used or stored outside.
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: 09/04/2024

Started On: 07/10/2024 03:43 PM

Special Magistrate Hearing

6. AA.

Meeting Date: 09/11/2024

Re: Case# 24-1161 - 119 Roselyn Avenue

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

Information

SUBJECT:

24- 1161CE	119 Roselyn Avenue	Alejandrina Nunwz-Navarro, Edgar M Mendez Nunez	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 31, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Alejandrina Nunwz - Navarro Edgar M Mendez Nunez 119 Roselyn 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
 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 5 days to:
 - Remove all items from public view that are not designed to be used or stored outside.
 - Repair the fence where it is missing and broken.
 - Paint the discolored and peeling areas on the fence and home.
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: 09/04/2024

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

Special Magistrate Hearing

6. BB.

Meeting Date: 09/11/2024

Re: Case# 24-1171 - 110 Roselyn Avenue

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

Information

SUBJECT:

24-1171CE	110 Roselyn Avenue	Robert J Auth Jr	Heather Debevec
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CASE INFORMATION:

Case Initiated:	May 31, 2024	Type of Presentation:	COMPLIED
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OWNER:

OWNER: Robert J Auth Jr 110 Roselyn Ave Ft Pierce, FL 34982	
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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:
 - Pressure wash and paint the discolored areas of the home.
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: 07/11/2024 10:56 AM

Final Approval Date: 09/04/2024

Special Magistrate Hearing

6. CC.

Meeting Date: 09/11/2024

Re: Case # 24-1304 - 126 Wisteria Avenue

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

Information

SUBJECT:

24-1304 CE	126 Wisteria Avenue	Jetta A Grimes (EST)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 21, 2024	Type of Presentation:	Regular (by phone)
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OWNER:

OWNER: Jetta A Grimes (EST) 126 Wisteria Ave Ft. Pierce, FL, 34982	
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VIOLATIONS:

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 30 days to:
 - Mow the yard and clean off fence lines.
 - Repair the fence where it is broken and falling, replace the missing panels.
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: 09/04/2024

Started On: 07/23/2024 10:05 AM

Special Magistrate Hearing

9. A.

Meeting Date: 09/11/2024

Re: USB-2024-115 - 436 N 11th St

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

Information

SUBJECT:

CASE NO.: VIOLATION LOCATION (ADDRESS PID): **INVESTIGATING OFFICER:**
USB-2024-115436 N 11th St Heather Debevec

CASE INFORMATION:

CASE TYPE: If REPEAT, prior hearing date:
Board Up

DATE CASE ESTABLISHED: **NOV SERVICE METHOD:**
August 13, 2024 certified and regular mail, posted property

NTA ISSUED DATE: **NTA SERVICE METHOD:**
August 23, 2024 certified and regular mail, posted property

POSTING DATE: **LAST INSPECTION DATE:**
August 23, 2024 September 9, 2024

OWNER:

OWNER INFO:
Commonwealth Trust Services LLC (TR)
122 E Lake AVE
Longwood, FL 32750

ADDITIONAL PARTY INFO:

VIOLATIONS:

103-341 - Vacant buildings: Board up required

RECOMMENDATION:

The city requests that if the Special Magistrate finds that a nuisance condition exists in violation of the Code of Ordinances, that the following be ordered:

1. The violator(s) be given until September 18, 2024 to:
 - Secure all openings, including doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
2. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 09/04/2024

Started On: 08/15/2024 01:28 PM