

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, November 19, 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.

21-0424 CE	1309 N 19th St	Griet LLC	Isaac Saucedo
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2.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-215	115 N 29TH ST	Charmaine Kirkland

3.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-209	3315 S US Highway 1	Heather Debevec

4.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
USB-2024-227	209 Gardenia Ave	Heather Debevec

5.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-225	209 Gardenia Ave	Heather Debevec

6.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP2024-230	3110 S US Highway 1	Heather Debevec

7.

CE2024-49	1331 N Lawnwood	Saintil Properties & Development LLC	Heather Debevec
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8.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-188	1908 Coconut Dr	Heather Debevec

9.	CASE NO.: LTCL-2024-224	VIOLATION LOCATION (ADDRESS PID): 119 Maple Ave	INVESTIGATING OFFICER: Heather Debevec
10.	CASE NO.: LTCL-2024-232	VIOLATION LOCATION (ADDRESS PID): 2061 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
11.	CASE NO.: LTCL-2024-222	VIOLATION LOCATION (ADDRESS PID): S 2nd St (2410-810-0008-010-1)	INVESTIGATING OFFICER: Heather Debevec
12.	CASE NO.: NOOP2024-231	VIOLATION LOCATION (ADDRESS PID): 3110 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
13.	CASE NO.: NOOP-2024-200	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
14.	CASE NO.: NOOP-2024-204	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
15.	CASE NO.: NOOP-2024-205	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
16.	CASE NO.: NOOP-2024-207	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
17.	CASE NO.: NOOP-2024-208	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
18.	CASE NO.: NOOP-2024-210	VIOLATION LOCATION (ADDRESS PID): 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
19.	CASE NO.: NOOP-2024-240	VIOLATION LOCATION (ADDRESS PID #) 3315 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec
20.	PK2024-79	100 Marina Way	Scott E Swanson Charmaine Kirkland
21.	CASE NO.: NOOP-2024-241	VIOLATION LOCATION (ADDRESS PID): 3110 S US Highway 1	INVESTIGATING OFFICER: Heather Debevec

4. PUBLIC HEARINGS - CITATIONS

A.	PK2024-109	100 Melody Lane	Charlotte Chantell Louis	Charmaine Kirkland
B.	2024-107PK	100 Melody Lane	Hargreaves F Nairn	Charmaine Kirkland
C.	PK2024-54	1401 S Ocean Dr	Amenda Gabrielle Day	Lawrence
D.	PK2024-43	1401 S Ocean Dr	Jonesia Lashay Blue	Lawrence
E.	PK2024-52	1401 S Ocean Dr	Brittany Giara Pearl Wilson	Lawrence
F.	PK2024-46	1401 S Ocean Dr	Yessenia Ana Marie Ramirez	Lawrence
G.	PK2024-51	1401 S Ocean Dr	Teresa Susie Jeanette Ford-Turner	Lawrence

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

A.	CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
	CE2024-61	131 N 2nd St	Heather Debevec
B.	CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
	CE-2024-31	1007 Avenue I	Heather Debevec
C.	24- 1304 CE	126 Wisteria Avenue	Jetta A Grimes (EST) Heather Debevec

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

A.	Case No:	Violation Location (Address PID #)	Investigating Officer
	24-0140 CE	209 Gardenia Avenue	Heather Debevec
B.	Case No:	Violation Location (Address PID #)	Investigating Officer
	LTCL-2024-0056	Avenue H / PID 2404-818-0017-000/9	Heather Debevec
C.	24-485 CE	3010 Carver St	Yvonne Jones Charmaine Kirkland
D.	24-643 CE	3005 Dunbar St	Lillie M Jones (EST) Charmaine Kirkland

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

9. **OTHER CASES**

A.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-226	2201 S 29th St	Isaac Saucedo

B.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-228	4506 Sunrise Blvd - AKA W Weatherbee Rd	Isaac Saucedo

C.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-223	2209 S 29th St	Isaac Saucedo

D.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-24-216	604 Midway Rd	Isaac Saucedo

E.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-229	Avenue M (2404-801-0005-000-0)	Charmaine Kirkland

F.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-239	115 N 29th Street	Charmaine Kirkland

G.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-198	1521 S Ocean Dr	Heather Debevec

H.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-221	S 2nd St (2410-810-0018-000-1)	Heather Debevec

I.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-206	3315 S US Highway 1	Heather Debevec

J.

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-193	223 Indian Hills Dr	Heather Debevec

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: 11/19/2024

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:	PULLED BY STAFF	
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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
 Massey Criteria

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 08/14/2024

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. 2.

Meeting Date: 11/19/2024

Re: Case# NOOP-2024-215 - 115 N 29th Street

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-215	115 N 29TH ST	Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 17, 2024	Certified and Regular Mail and Posted Property
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and Regular mail and Posted Property
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	

OWNER:

VEHICLE OWNER NAME:

Jean Eddy & Evelyne Mondesir

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19 (13) Nuisances: Wrecked Motor vehicles, meaning any motor vehicle or watercraft the condition of which is wrecked, dismantled, partially dismantled, incapable of operation by its own power or from which the wheels, engine, transmission, or other substantial part thereof is or are removed.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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: Charmaine Kirkland
Final Approval Date: 11/13/2024

Started On: 10/17/2024 09:23 AM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 11/19/2024

Re: Case# NOOP2024-209 - 3315 S US Highway 1

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-209	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified and regular mail posted vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail posted vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:

VEHICLE OWNER NAME:

Juan Moreno Landscape LLC

PROPERTY OWNER:

Monarca Enterprises LLC

Po Box 1264

Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza

3315 S Us Highway 1

Fort Pierce, FL 34982

VIOLATIONS:

24-19(12)- Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 4.

Meeting Date: 11/19/2024**Re:** Case# USB-2024-227 - 209 Gardenia Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
USB-2024-227	209 Gardenia Ave	Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 24, 2024	NOV SERVICE METHOD: Certified and regular mail posted property
NTA ISSUED DATE: October 25, 2024	NTA SERVICE METHOD: Certified and regular mail posted property
POSTING DATE: October 25, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

Lauderdale Homes LLC
 3101 N Federal HWY #606
 Fort Lauderdale, FL 33306

VIOLATIONS:

103-341 - Vacant buildings: Board up required
 24-19(16) - Nuisances: Any building or structure, or part thereof, which is in a dilapidated, unsanitary, or unsafe condition, or which constitutes a fire hazard.
 24-19(5) - Nuisances: Is declared otherwise by ordinance or statute to be a nuisance, unlawful or prohibited.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/24/2024 02:03 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 11/19/2024**Re:** Case# LTCL-2024-225 - 209 Gardenia Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-225	209 Gardenia Ave	Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 24, 2024	NOV SERVICE METHOD: certified and regular mail posted property
NTA ISSUED DATE: October 25, 2024	NTA SERVICE METHOD: certified and regular mail posted property
POSTING DATE: October 25, 2204	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

Lauderdale Homes LLC
 3101 N Federal HWY #606
 Fort Lauderdale, FL 33306

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/24/2024 01:43 PM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 11/19/2024**Re:** Case# NOOP2024-230 - 3110 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP2024-230	3110 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - VOIDED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 28, 2024	Certified and regular mail posted to vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 29, 2024	Certified and regular mail posted to vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 29, 2024	November 18, 2024

OWNER:**VEHICLE OWNER NAME:**

Mohammed Khan

VIOLATIONS:

24-19(12) - Nuisances: Abandoned property, meaning any personal property, including motor vehicles, left in plainview under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Started On: 10/28/2024 11:19 AM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

3. B. 7.

Meeting Date: 11/19/2024

Re: Case# CE2024-49 - 1331 N Lawnwood Cir

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

Information

SUBJECT:

CE2024-49	1331 N Lawnwood	Saintil Properties & Development LLC	Heather Debevec
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CASE INFORMATION:

Date of Citation:	August 28, 2024	Case Type:	PAID
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OWNER:

OWNER INFO: Saintil Properties & Development LLC 977 NW Baynard Dr Port St Lucie, FL 34986	ADDITIONAL PARTY INFO: Lucsen Saintil 5977 NW Baynard Dr Port St Lucie, FL 34986
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VIOLATIONS:

Citation#	Code Section	# of Counts	Total Fine	Admin Fee	Total Due
00376CE	123-64(a) Tree Removal Without Permit	(1) Live Oak 26DBH X\$250= \$6,500.00	\$1,700.00	\$10.00	\$1,710.00
		(1) Live Oak 26DBH X\$250= \$6,500.00			
		(16) Sabal Palms X\$250 = \$4,000.00			

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 \$1,700.00.
2. Failure to pay such a fine by December 16, 2024 will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec

Started On: 10/08/2024 02:22 PM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

3. B. 8.

Meeting Date: 11/19/2024

Re: Case# LTCL-2024-188 - 1908 Coconut Dr

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-188	1908 Coconut Dr	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
September 24, 2024	Regular Mail and Posted Property
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 3, 2024	Regular Mail and Posted Property
POSTING DATE:	LAST INSPECTION DATE:
October 3, 2024	November 4, 2024

OWNER:

OWNER INFO:

Tom & Irina Frech
Falkenweg 3
Kronau, 76709
Germany

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 13, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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

Special Magistrate Hearing

3. B. 9.

Meeting Date: 11/19/2024**Re:** Case# LTCL-2024-224 - 119 Maple Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-224	119 Maple Ave	Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 24, 2024	NOV SERVICE METHOD: certified and regular mail posted property
NTA ISSUED DATE: October 25, 2024	NTA SERVICE METHOD: certified and regular mail posted property
POSTING DATE: October 25, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

Sonia Muniz
2728 Oleander Blvd
Fort Pierce, FL 34982

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/24/2024 11:55 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 11/19/2024**Re:** Case# LTCL2024-232 - 2061 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-232	2061 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 29, 2024	Certified and regular mail posted property
NTA ISSUED DATE:	NTA SERVICE METHOD:
November 1, 2024	Certified and regular mail posted property
POSTING DATE:	LAST INSPECTION DATE:
November 1, 2024	November 18, 2024

OWNER:**OWNER INFO:**

Levyco LLC
 3641 N 52nd AVE
 Hollywood, FL 33021

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/29/2024 10:27 AM

Special Magistrate Hearing

3. B. 11.

Meeting Date: 11/19/2024**Re:** Case# LTCL-2024-222 - S 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-222	S 2nd St (2410-810-0008-010-1)	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 24, 2024	Certified and regular mail posted property
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 28, 2024	Certified and regular mail posted property
POSTING DATE:	LAST INSPECTION DATE:
October 28, 2024	November 18, 2024

OWNER:**OWNER INFO:**

First Street Village Realty LLC
 C/O Asian Tax Services
 1770 W Flagler ST Ste 4
 Miami, FL 33135

ADDITIONAL PARTY INFO:

Keren Bajaroff Rabbino
 3425 Garden AVE
 Miami Beach, FL 33140

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3 - acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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

Special Magistrate Hearing

3. B. 12.

Meeting Date: 11/19/2024**Re:** Case# NOOP2024-231 - 3110 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP2024-231	3110 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE: Non-Operative Vehicle - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 28, 2024	NOV SERVICE METHOD: Certified and regular mail posted vehicle
NTA ISSUED DATE: October 29, 2024	NTA SERVICE METHOD: Certified and regular mail posted vehicle
POSTING DATE: October 29, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

Armento Family LLC
 1202 Oakfield DR STE 109
 Brandon, FL 33511

VIOLATIONS:

24-19(12)-Nuisances: Abandoned property, meaning any personal property, including motor vehicles, left in plainview under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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: 11/13/2024

Started On: 10/28/2024 11:40 AM

Special Magistrate Hearing

3. B. 13.

Meeting Date: 11/19/2024

Re: Case# NOOP-2024-200 - 3315 S US Highway 1

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-200	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE: Non-Operative Vehicle - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 15, 2024	NOV SERVICE METHOD: Certified and regular mail and posted to vehicle
NTA ISSUED DATE: October 17, 2024	NTA SERVICE METHOD: Certified and regular mail and posted to vehicle
POSTING DATE: October 17, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:

VEHICLE OWNER NAME:

Juan Moreno

OWNER OF THE PROPERTY:

Monarca Enterprises LLC

Po Box 1264

Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza

3315 S Us Highway 1

Fort Pierce, FL 34982

VIOLATIONS:

24-19(12) - Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner there of has relinquished any rights of ownership the rein.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 14.

Meeting Date: 11/19/2024

Re: Case# NOOP-2024-204 - 3315 S US Highway 1

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-204	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified and regular mail and posted to vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail and posted to vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:

VEHICLE OWNER NAME:

Alan Venegas

PROPERTY OWNER:

Monarca Enterprises LLC
Po Box 1264
Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza
3315 S Us Highway 1
Fort Pierce, FL 34982

VIOLATIONS:

24-19(12) – Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 15.

Meeting Date: 11/19/2024**Re:** Case# NOOP-2024-205 - 3315 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-205	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified and regular mail posted to vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail posted to vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:**VEHICLE OWNER INFO:**

Alvaro Fernandez

PROPERTY OWNER:

Monarca Enterprises LLC

PO Box 1264

Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza

3315 S US Highway 1

Fort Pierce, FL 34982

VIOLATIONS:

24-19(12) – Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 16.

Meeting Date: 11/19/2024**Re:** Case# NOOP-2024-207 - 3315 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-207	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified and regular mail posted to vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail posted to vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:**VEHICLE OWNER NAME:**

Unknown

PROPERTY OWNER:

Monarca Enterprises LLC
 Po Box 1264
 Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza
 3315 S Us Highway 1
 Fort Pierce, FL 34982

VIOLATIONS:

24-19(12)- Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 17.

Meeting Date: 11/19/2024**Re:** Case# NOOP-2024-208 - 3315 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-208	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified regular mail and posted vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail posted vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:**VEHICLE OWNER NAME:**

Unknown

PROPERTY OWNER:

Monarca Enterprises LLC
 Po Box 1264
 Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza
 3315 S Us Highway 1
 Fort Pierce, FL 34982

VIOLATIONS:

24-19(12)- Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Special Magistrate Hearing

3. B. 18.

Meeting Date: 11/19/2024

Re: Case# NOOP2024-210 - 3315 S US Highway 1

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-210	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non Operative Vehicle - COMPLIED	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	certified and regular mail posted vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	certified and regular mail posted vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:

VEHICLE OWNER NAME:

Willy Discount Air Conditioning & Multi Service LLC

ADDITIONAL PARTY INFO:

Monarca Enterprises LLC
Po Box 1264
Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza
3315 S Us Highway 1
Fort Pierce, FL 34982

VIOLATIONS:

24-19(12)- Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code o fOrdinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community;and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s)be given until November 27, 2024 to:
 - Per the Notice of Violation, please ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. Failure to comply by the date ordered will result tin:
 - 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: 11/13/2024

Started On: 10/15/2024 04:43 PM

Special Magistrate Hearing

3. B. 19.

Meeting Date: 11/19/2024**Re:** Case# NOOP2024-240 - 3315 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO:	VIOLATION LOCATION (ADDRESS PID #)	INVESTIGATING OFFICER
NOOP-2024-240	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

Case Type: Non-Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: November 4, 2024	NOV Service Method: Certified and regular mail posted vehicle
NTA Issued Date: November 4, 2024	NTA Service Method: Certified and regular mail posted vehicle
Posting Date: November 4, 2024	Last Inspection Date: November 18, 2024

OWNER:

OWNER: Monarca Enterprises LLC Po Box 1264 Fort Pierce, FL 34954	ADDITIONAL PARTY: Ulysses Mendoza 3315 S Us Highway 1 Fort Pierce, FL 34982
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-operative or unlicensed motor vehicles, located and specifically restricted as follows: On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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

Started On: 11/01/2024 04:02 PM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

3. B. 20.

Meeting Date: 11/19/2024

Re: Case# PK24-79 - 100 Marina Way

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

Information

SUBJECT:

PK2024-79	100 Marina Way	Scott E Swanson	Charmaine Kirkland
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CASE INFORMATION:

Case initiated:	August 2, 2024	Type of Presentation:	PAID
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OWNER:

VIOLATOR: Scott E Swanson

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
5073 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 \$78.00.
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: 11/06/2024

Started On: 10/05/2024 08:43 AM

Special Magistrate Hearing

3. B. 21.

Meeting Date: 11/19/2024**Re:** Case# NOOP2024-241 - 3110 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-241	3110 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE: Non-Operative Vehicle - COMPLIED	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: November 4, 2024	NOV SERVICE METHOD: Certified and Regular Mail and Posted Property
NTA ISSUED DATE: November 4, 2024	NTA SERVICE METHOD: Certified and Regular Mail and Posted Property
POSTING DATE: November 4, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

Armento Family LLC
 1201 Oakfield Dr Ste 109
 Brandon, FL 33511

VIOLATIONS:

24-19(15)(c) – Nuisances: Non-operative or unlicensed motor vehicles, located and specifically restricted as follows: On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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: 11/13/2024

Started On: 11/01/2024 04:53 PM

Special Magistrate Hearing

4. A.

Meeting Date: 11/19/2024

Re: Case# PK2024-109 - 100 Melody Lane

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

Information

SUBJECT:

PK2024-109	100 Melody Lane	Charlotte Chantell Louis	Charmaine Kirkland
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CASE INFORMATION:

Case initiated:	September 6, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Charlotte Chantell Louis

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14661 PK	34-35(A) Road Closed Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 10/15/2024 11:01 AM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

4. B.

Meeting Date: 11/19/2024

Re: Case# PK2024-107 - 100 Melody Lane

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

Information

SUBJECT:

2024-107PK	100 Melody Lane	Hargreaves F Nairn	Charmaine Kirkland
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CASE INFORMATION:

Case initiated:	September 6, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Hargreaves F Nairn

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
14659 PK	34-35(A) Road Closed for Special Events	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

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

Form Review

Form Started By: Charmaine Kirkland

Started On: 10/12/2024 02:08 PM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

4. C.

Meeting Date: 11/19/2024

Re: Case# PK2024-54 - 1401 S Ocean Dr

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

Information

SUBJECT:

PK2024-54	1401 S Ocean Dr	Amenda Gabrielle Day	Lawrence
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CASE INFORMATION:

Case initiated:	July 20, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Amenda Gabrielle Day

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7239 PK	34-35(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

Inbox

Stop has been removed

Form Started By: Jenifer Crespo-Martinez

Reviewed By

Katherine Calderon

Date

11/13/2024 11:57 AM

Started On: 10/03/2024 04:36 PM

Special Magistrate Hearing

4. D.

Meeting Date: 11/19/2024

Re: Case# PK2024-43 - 1401 S Ocean Dr

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

Information

SUBJECT:

PK2024-43	1401 S Ocean Dr	Jonesia Lashay Blue	Lawrence
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CASE INFORMATION:

Case initiated:	July 4, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Jonesia Lashay Blue

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7235 PK	34-35(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

Inbox

Stop has been removed

Form Started By: Jenifer Crespo-Martinez

Reviewed By

Katherine Calderon

Date

11/13/2024 11:57 AM

Started On: 10/03/2024 04:42 PM

Special Magistrate Hearing

4. E.

Meeting Date: 11/19/2024

Re: Case# PK2024-52 - 1401 S Ocean Dr

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

Information

SUBJECT:

PK2024-52	1401 S Ocean Dr	Brittany Giara Pearl Wilson	Lawrence
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CASE INFORMATION:

Case initiated:	July 20, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Brittany Giara Pearl Wilson

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7240 PK	34-35(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

Inbox

Stop has been removed

Form Started By: Jenifer Crespo-Martinez

Reviewed By

Katherine Calderon

Date

11/13/2024 11:57 AM

Started On: 10/03/2024 04:49 PM

Special Magistrate Hearing

4. F.

Meeting Date: 11/19/2024

Re: Case# PK2024-46 - 1401 S Ocean Dr

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

Information

SUBJECT:

PK2024-46	1401 S Ocean Dr	Yessenia Ana Marie Ramirez	Lawrence
-----------	-----------------	----------------------------	----------

CASE INFORMATION:

Case initiated:	July 4, 2024	Type of Presentation:	Citation
-----------------	--------------	-----------------------	----------

OWNER:

VIOLATOR:

Yessenia Ana Marie Ramirez

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7232 PK	34-35(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

Inbox

Stop has been removed

Form Started By: Jenifer Crespo-Martinez

Reviewed By

Katherine Calderon

Date

11/13/2024 11:58 AM

Started On: 10/03/2024 04:54 PM

Special Magistrate Hearing

4. G.

Meeting Date: 11/19/2024

Re: Case# PK2024-51 - 1401 S Ocean Dr

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

Information

SUBJECT:

PK2024-51	1401 S Ocean Dr	Teresa Susie Jeanette Ford-Turner	Lawrence
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CASE INFORMATION:

Case initiated:	July 20, 2024	Type of Presentation:	Citation
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OWNER:

VIOLATOR:

Teresa Susie Jeanette Ford-Turner

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7241 PK	34-35(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

Inbox

Stop has been removed

Form Started By: Jenifer Crespo-Martinez

Reviewed By

Katherine Calderon

Date

11/13/2024 11:57 AM

Started On: 10/03/2024 04:12 PM

Special Magistrate Hearing

6. A.

Meeting Date: 11/19/2024

Re: Case# CE2024-61 - 131 N 2nd St

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
CE2024-61	131 N 2nd St	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Code Enforcement	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
September 3, 2024	regular mail
NTA ISSUED DATE:	NTA SERVICE METHOD:
POSTING DATE:	LAST INSPECTION DATE:

OWNER:

OWNER INFO:

Budget Gutters
1421 SW 10th AVE Ste 103
Pompano Beach, FL 33069

REGISTERED AGENT:

Manuel Romero
131 S 2nd ST Suite 211
Fort Pierce, 34950

ADDITIONAL PARTY INFO:

Budget Gutter
4711 N Australian AVE Bldg C Unit 22
West Palm Beach, FL 33407

VIOLATIONS:

22-20(a) - Certificate of Use 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 until November 26, 2024 to obtain a Certificate of Use or cease all business activities and update the website.
2. Failure to comply within the time provided will result in:
 - A fine of \$250.00 per day being assessed.
 - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

Form Review

Form Started By: Heather Debevec

Started On: 10/02/2024 12:21 PM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

6. B.

Meeting Date: 11/19/2024

Re: CE-2024-31-1007 Avenue I

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
CE-2024-31	1007 Avenue I	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Code Enforcement	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
July 29, 2024	regular mail
NTA ISSUED DATE:	NTA SERVICE METHOD:
POSTING DATE:	LAST INSPECTION DATE:
	November 18, 2024

OWNER:

OWNER INFO:

Oleine Filias
1804 Enterprise AVE
St Augustine, FL 32092

ADDITIONAL PARTY INFO:

VIOLATIONS:

IPMC 304.1 - Exterior Structure
IPMC 304.2 - Protective Treatment
IPMC 304.3 - Address Identification

RECOMMENDATION:

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

1. The violator(s) be given until December 20, 2024 to
 - Repair the rotting wood and missing panels on the home and steps.
 - Paint the home where it is peeling, discoloring, and bare wood is showing
 - Place house numbers to be visible from the street
 - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/13/2024

Started On: 10/18/2024 04:46 PM

Special Magistrate Hearing

6. C.

Meeting Date: 11/19/2024

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	
---	--

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: 10/31/2024

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
24-0140 CE	209 Gardenia Avenue	Heather Debevec

CASE INFORMATION:

Case Type:	If REPEAT, Prior Hearing Date:
Massey Hearing	

OWNER:

OWNER: Lauderdale Homes LLC 3101 N Federal Hwy #606 Fort Lauderdale, FL 33306-1018	ADDITIONAL PARTY: (registered agent/owner) Trey Miller Law Office of Miller & Miller 3101 N Federal Highway #606 Fort Lauderdale, FL 33306
---	--

VIOLATIONS:

Section 30-28 - Responsibility for containers
Section 24-19, 24-20, 24-21(1)(5) - Nuisance as an object/Outside storage
Section 123-37(12) - Landscape maintenance

FINDINGS/CASE FOLLOW-UP:

April 17, 2024 - Special Magistrate Pelletier found that a repeat violation occurred. Fines were initiated on the date the repeat violations were first identified - January 26, 2024 - and would continue to accrue until the property was brought into compliance.
May 3, 2024 - Affidavit of Compliance was issued. Fines stopped.
May 20, 2024 - Massey notice sent to the owner.
July 25, 2024 - Initial request for a Massey hearing was received.
Balance due: \$49,020.00.

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation - moderate.
2. Any and all actions taken by the violator to correct the violations: grass was cut, outside storage removed and trash containers moved.
3. Any previous violations committed by the violator - 1 (this was a repeat violation).

RECOMMENDATION:

To be determined.

Attachments

Massey Hearing Request
Property Appraiser ID Card
Order Determining Violation
Before Photos
After Photos

Form Review

Peggy Arraiz

From: Peggy Arraiz
Sent: Wednesday, November 13, 2024 12:21 PM
To: Peggy Arraiz
Subject: FW: 209 Gardenia Ave

From: Trey Miller <Trey@treymillerlaw.com>
Sent: Tuesday, July 30, 2024 2:34 PM
To: Katherine Calderon <kcalderon@cityoffortpierce.com>; Fredd Matute <freddmatute@gmail.com>
Subject: RE: 209 Gardenia Ave

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good Afternoon Katherine, my name is Trey Miller and I'm the property owner. Is there a mitigation process for this fine?

Thanks you.

Best,
Trey

Law Office of Miller and Miller, P.A.
CitiBank Building
3101 N. Federal Highway, Suite #600
Fort Lauderdale, FL 33306
954-981-9301 (ph.)
954-368-5915 (fax)
trey@treymillerlaw.com



From: Fredd Matute <freddmatute@gmail.com>
Sent: Thursday, July 25, 2024 2:15 PM
To: Katherine Calderon <kcalderon@cityoffortpierce.com>; Trey Miller <trey@treymillerlaw.com>
Subject: Fwd: 209 Gardenia Ave

You don't often get email from freddmatute@gmail.com. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Hello. Katherine. Good afternoon.

My name is Fredd Matute and I work with Trey Miller the landlord of 209 Gardenia Ave Fort pierce and I am reaching out to you because Heather Debevec told me to reach out to you in regards The two cases I had 24-141 and 24-140 for information on fines accessed.

Let me know how much is it please.

and what are the next steps to do to be up to date with the City of Fort Pierce.

Thank you.

Fredd Matute

(407)417-0341

Realtor.

<https://dot.cards/freddmatute>

----- Forwarded message -----

From: **Heather Debevec** <hdebevec@cityoffortpierce.com>

Date: Thu, Jul 25, 2024 at 10:22 AM

Subject: 209 Gardenia Ave

To: Fredd Matute <freddmatute@gmail.com>

Good Morning,

Isaac asked me to call you but I believe the email would be easier. The two cases I had 24-141 and 24-140 are completed on my end. You will need to speak to Katherine Calderon when she returns next week for information on fines accessed.

Katherine's contact information:

772-467-3149

kcalderon@cityoffortpierce.com

Thank You

Heather Debevec

Heather Debevec | Code Enforcement Officer | City of Fort Pierce

Code Enforcement/Animal Control Department

Phone: 772.467.3154 100 North U.S. 1 Fort Pierce, FL 34950



--

Fredd Matute

(407)417-0341

Realtor.

<https://dot.cards/freddmatute>

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 11/13/2024, 12:22 PM

Property Identification

Site Address: 209 GARDENIA AVE Map ID: 24/22N Parcel ID: 2422-504-0105-000-5 Zoning: SF Moderat Account #: 30020 Use Type: 0100 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

Ownership

LAUDERDALE HOMES LLC
3101 N Federal HWY # 606
Fort Lauderdale, FL 33306-1018

Legal Description

SUNSET PARK BLK 8 LOT 4

Current Values

Just/Market: \$140,200 Assessed: \$140,200
Exemptions: \$0 Taxable: \$140,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$140,200	\$140,200	\$0	\$140,200
2023	\$155,400	\$155,400	\$0	\$155,400
2022	\$122,900	\$122,900	\$0	\$122,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-01-2022	4946 / 0361	0130	WD	SF HOME BUYERS LLC	\$100
04-16-2021	4597 / 0997	0001	WD	Thurston Brent	\$100,000
10-15-2008	3029 / 0203	XX01	SPWD	Wells Fargo Bank NA (TR)	\$45,000

Primary Building Information

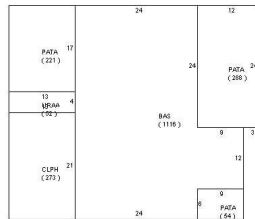
Finished Area of this building: 1,116 SF
Gross Sketched Area: 2,004 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: SFAV
Year Built: 1959 Frame: Grade: SFAV-Fair Effective Year: 1959
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 3 A/C %: 100% Electric: AVERAGE Primary Int Wall:
Full Baths: 1 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,116
Gross Sketched Area (SF):	2,004
Land Size (acres):	0.16
Land Size (SF):	7,020
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1959
CHAINLINK 4'	1	270	1977

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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CASE #: 24-00000140

Violator: LAUDERDALE HOMES LLC
3101 N FEDERAL HWY # 606
FORT LAUDERDALE, FL 33306

Property Address: 209 GARDENIA AVE
Tax ID #: 2422-504-0105-000/5
Legal Description: SUNSET PARK BLK 8 LOT 4

ORDER DETERMINING REPEAT VIOLATION

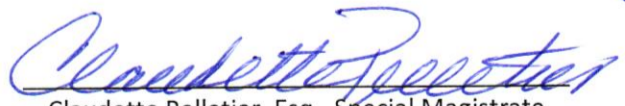
THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on April 17, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that:

1. LAUDERDALE HOMES LLC was previously found to be in violation of Sections 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 of the Code of Ordinances, which is documented in an Order signed by the Special Magistrate on November 15, 2023.
2. LAUDERDALE HOMES LLC is currently in violation of Sections 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 of the Code of Ordinances on the property located at the above-described location.
3. Per State Statute 162.09 a repeat violation may be fined beginning on the date the repeat violation is found to have occurred by the Code Enforcement Officer, which is January 26, 2024, as established by photographic evidence and testimony provided.


Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
 - a. Move all trash/recycling containers to the side or rear of structure on non-collection days.
 - b. Remove all loose items and any other items in the above-mentioned ordinance and store out of public view, a garage, or a shed.
 - c. Mow and clean off fence lines.
2. A fine of \$500.00 per day shall commence on the date first identified, January 26, 2024 and continue to accrue until the property is brought into compliance.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 23rd day of April, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
23 DAY OF April, 2024.


Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5335684 05/09/2024 08:55:37 AM
OR BOOK 5147 PAGE 235 - 235 Doc Type: ORD
RECORDING: \$10.00

CC: LAW OFFICE OF MILLER & MILLER, 3101 NORTH FEDERAL HIGHWAY #606, FORT LAUDERDALE, FL 33306



Network: Apr 15, 2024 at 10:44:45 AM EDT



Network Apr 15, 2024 at 10:45:13 AM EDT



Network: Apr 15, 2024 at 10:45:06 AM EDT



Network May 3, 2024 at 11:05:34 AM EDT
Fort Pierce



Network May 3, 2024 at 11:05:37 AM EDT
Fort Pierce



Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-0056	Avenue H / PID 2404-818-0017-000/9	Heather Debevec

CASE INFORMATION:

Case Type:	If REPEAT, Prior Hearing Date:
Massey Hearing	

OWNER:

OWNER:	ADDITIONAL PARTY:
Willie E Jones Sarah Jones 108 S. 20th Street Fort Pierce, FL 34950	

VIOLATIONS:

Sec. 24-19(11)(a)(b) - Nuisances: Landscaping requirement - for less than 3 acres

FINDINGS/CASE FOLLOW-UP:

August 21, 2024 - Special Magistrate Pelletier found the violations existed and granted the owner 7 days to comply or be fined \$100.00 per day.
August 29, 2024 - Staff granted an extension to 9/5/2024 to comply.
September 5, 2024 - Staff granted an additional extension to 9/12/2024 to comply.
September 12, 2024 - Affidavit of Non-Compliance issued and fines of \$100 per day were initiated.
October 14, 2024 - Property was brought into compliance - fines were stopped.
Balance due: \$3,200.00

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: Remained in contact with staff due to issues with their chosen vendor completing the work. Landscaping was addressed, but after the fines were initiated.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined

Attachments

Property ID Card
Massey Hearing Request
Before Photo
After Photo
Affidavit of Non-CM and ODV
Administration Costs

Form Started By: Peggy Arraiz
Final Approval Date: 11/14/2024

Started On: 11/13/2024 03:41 PM

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

Property Identification

Site Address: AVENUE H Parcel ID: 2404-818-0017- Account #: 18054 Sec/Town/Range:
 000-9 04/35S/40E
 Map ID: 24/04S Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

Willie E Jones
 Sarah Jones
 108 South 20th St
 Fort Pierce, FL 34950-3831

Legal Description

ENGLEWOOD PARK S/D LOTS 17 AND 20 (OR 211-1675)

Current Values

Just/Market: \$30,500 Assessed: \$5,702
 Exemptions: \$0 Taxable: \$5,702

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$30,500	\$5,702	\$0	\$5,702
2023	\$24,900	\$5,184	\$0	\$5,184
2022	\$18,700	\$4,713	\$0	\$4,713

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-01-1900					\$0

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure: Building Type:
 Year Built: N/A Frame: Grade: Effective Year: N/A
 Primary Wall: Story Height: No. Units: 0 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 0% Electric: Primary Int Wall:
 Full Baths: 0 Heated %: N/A% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors:



*Image
 or
 Sketch
 unavailable
 for display*

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.33
Land Size (SF):	14,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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ave. H case # KTC-2024-56

10/21/24

I am

Sarah Jones

I Contact for a Hearing
to Dispute to Reduce the
Fine have on me

Thanks

Sarah Jones

1208 TEXAS CT

FT Pierce, FL 34980

RECEIVED

OCT 21 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

10/21/24
Ok to
Schedule
P



Network: Sep 27, 2024 at
9:40:53 AM EDT



Network: Oct 14, 2024 at
11:58:27 AM EDT



AFFIDAVIT OF NON-COMPLIANCE

RE: **Avenue H 240481800170009**

CASE NO: **LTCL-2024-56**

IN THE MATTER OF: Willie E Jones
Sarah Jones
108 S 20th St
Fort Pierce, FL 34950

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated August 21, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: September 12, 2024.

In accordance with the Order of Violation fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 12 day of September, 2024.

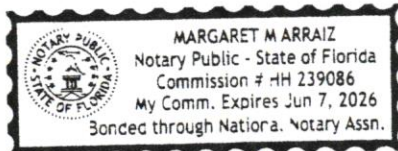
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 12th day of September, 2024.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



Violator: WILLIE E JONES
 SARAH JONES
 108 SOUTH 20TH ST
 FORT PIERCE, FL 34950

CASE #: LTCL-2024-56

Property Address: AVENUE H.
 Tax ID #: 2404-818-0017-000-9
 Legal Description: ENGLEWOOD PARK S/D LOTS 17 AND 20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5393543 10/04/2024 09:53:31 AM
 OR BOOK 5215 PAGE 1975 - 1976 Doc Type: ORD
 RECORDING: \$18.50

ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE

THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on August 21, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement of the Code of Ordinances of the City of Fort Pierce, and being otherwise advised in the premises, I find that:

1. A Notice to Appear at today's hearing and a Notice of Violation providing the steps necessary to correct the violations identified on the property were provided to the above-named violator in compliance with Chapter 162, Fla. Stat., and Section 24-23 of the Code of Ordinances of the City of Fort Pierce; and
2. The above-named violator has failed to appear; and
3. The violations that exist on the real property constitute a nuisance, which poses a threat to the public health, safety and welfare of the City; and
4. Such violations should be addressed through the City's Nuisance Abatement Program.

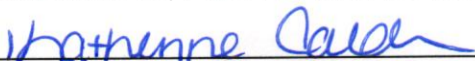
Accordingly it is ORDERED as follows:

1. The above name violator is to take the following corrective actions:
 - a. The grass and all landscaping elements shall be cut and trimmed to be kept free from becoming overgrown and unsightly.
 - b. All trees shall be trimmed to maintain a 7' clear height, and hedges and bushes should be trimmed to maintain a maximum of 2.5' in height.
2. In the event the violation is not remedied by August 28, 2024:
 - a. There shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00 that shall continue until the violation/nuisance is abated; and
 - b. The City shall cause the violation causing the nuisance to be abated, the cost of which shall be charged to the violator, payable within 30 days.
3. Repeat nuisance violations: Any subsequent violation of the same nuisance classification(s) on the same property within twelve (12) months from the date of this order may be abated by the City without further notice, the cost of which shall be charged to the violator, payable within 30 days.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Section 1-77 of the Code of Ordinances of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 23rd day of August, 2024.


 Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, WILLIE E JONES, SARAH JONES, 108 SOUTH 20TH ST, FORT PIERCE, FL 34950, on this 23 day of August, 2024.


 Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5389095 09/23/2024 08:48:25 AM
 OR BOOK 5210 PAGE 62 - 63 Doc Type: ORD
 RECORDING: \$18.50

Property Address: Avenue H / PID 2404-818-0017-0009 (2024-0056)

Date case originated: 7/29/2024

Date case complied: 10/14/2024

Total time: 2 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.63	<u>3</u>	\$1.89
Certified Mail:	\$9.00	<u>1</u>	\$9.00

Photographs (per page)	\$0.50	<u>7</u>	\$3.50
------------------------	--------	----------	--------

Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>4</u>	\$40.00
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Follow up and Insections	\$75.00	<u>9</u>	\$675.00
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Code Enforcement Secretary

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

Director of Community Response	\$150.00	<u>1</u>	\$150.00
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Hearings	\$150.00	<u>2</u>	\$300.00
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Lien Reduction Request Hearing	\$250.00	<u>0</u>	\$0.00
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Fee set by the City Commission

Total Estim \$1,329.39

Information

SUBJECT:

24-485 CE	3010 Carver St	Yvonne Jones	Charmaine Kirkland	
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CASE INFORMATION:

Case Initiated:	February 17, 2024	Type of Presentation:	Massey	
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OWNER:

VIOLATOR: Yvonne Jones 3010 Carver ST Fort Pierce, FL 34947-2652

VIOLATIONS:

- Section 26-3 – Storage of commodities
- Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles
- Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture
- Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/CASE FOLLOW-UP:

May 10, 2024 - Special Magistrate Pelletier found the violations exist and granted the violator 10 days to comply or be fined \$100.00 daily.
July 29, 2024 - Affidavit of Non-compliance issued.
August 27, 2024 - Massey letter sent to the owner to both the address from the Property Appraiser and to the address on a returned mail item.
September 19, 2024 - Received request for Massey hearing from violator, and Affidavit of compliance issued.
Balance: \$5,830.00

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: Removed the non-operable vehicles and other items from the outside.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined

Attachments

- Property Card
- Massey Request
- Before photos - in violation
- After photos - complied
- Administration Fees

Form Review

Property Identification

Site Address: 3010 CARVER ST
 Parcel ID: 2408-504-0044-000-5
 Account #: 20322
 Map ID: 24/08N
 Sec/Town/Range: 08/35S/40E
 Zoning: Medium Den
 Use Type: 0100
 Jurisdiction: Fort Pierce

Ownership

Yvonne Jones
 3010 Carver ST
 Fort Pierce, FL 34947-2652

Legal Description

BUNCHE PARK BLK 2 LOT 22 (OR 2941-2933)

Current Values

Just/Market: \$92,400
 Assessed: \$34,236
 Exemptions: \$34,236
 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$92,400	\$34,236	\$34,236	\$0
2023	\$83,300	\$33,239	\$33,239	\$0
2022	\$58,200	\$32,271	\$32,271	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-17-2008	2941 / 2933	XX01	WD	Jones Lillie M	\$24,000
01-01-1988	0578 / 1545	XX01	CV		\$6,500
07-01-1982	0380 / 1167	XX01	CV		\$0

Primary Building Information

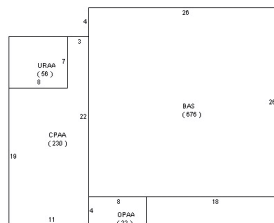
Finished Area of this building: 676 SF
 Gross Sketched Area: 994 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: SFF
 Year Built: 1955 Frame: Grade: SFF-High Effective Year: 1955
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 2 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 1 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	676
Gross Sketched Area (SF):	994
Land Size (acres):	0.14
Land Size (SF):	6,162
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	80	1999

RECEIVED

SEP 19 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

1092

1st 3010 CARVER ST
St Pierre 31 34947
E

2nd 315-B Johnson Home
Dublin GA 31021

FT Live C ENT-
And Animal Control

TX# 2408504004#-000/5
Bunche PARK BLK 2 LOT 22
2943 2933

I was out of state and never
knew anything about a code violation
until talking with officer on phone
Aug 19 - about subject + fines
Fines started May

I need info about code violation on Aug 19
via telephone. Rec Paps mailed Aug 29
wrong address, lucky received Sept 5
Rec done notice at right change of
address. How can I be responsible
for something I do not know about?
was told notice was RTS 1st when new
1st notice was sent. Not to mention having
address change ~~problems~~ problems. Enclosed are
copies of email problem hope it straighten
out see Emily-ordered a yellow address form

Enclosed is

PAW For Change of address will
 P.O. and problems with my mail
 (Reggie) - Plans were to return to
 Fla. within 2 wks, but a 87 year old
 friend needed my help. What was
 suppose to be 2 wks turn into a
 year; Water Bill went up to 500⁰⁰ and
 I was not there (St. Pierre) with 20
 years it has never been that high.
 I have mail on hold at P.O. in
 St. Pierre since June 23. I am 85+
 and have to drive to Fla. alone. But
 not afraid, I would wish that I
 can live my final Day in Fla.

Yvonne Jones
 315 apt B
 Johnson Homes
 Dublin GA 31021.
 478-578-6699
 478-353-6369
 yvonnej01134409@gmail.com
 9-12-24 YJ.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT &
ANIMAL CONTROL
Florida

100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FL 34954-1480

WEST PALM BCH FL 334
29 AUG 2024PM 3



US POSTAGE TM PITNEY BOWE
ZIP 34950 \$ 000.69
02 4W
0000376939 AUG 29 2024

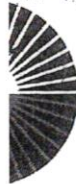
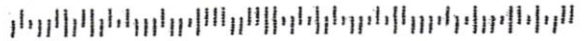
Tues

*"A stroke of
luck that I
read this mail"
Yes*

Yvonne Jones
3158 Johnson Drive
Dublin, GA 31021

Johnson Homes

31021-999955



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT &
ANIMAL CONTROL
Florida

100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FL 34954-1480

WEST PALM BCH FL 334
29 AUG 2024PM 1



US POSTAGE TM PITNEY BOWE
ZIP 34950 \$ 000.69
02 4W
0000376939 AUG 29 2024

*Wendy
More
will
the
4*

YVONNE JONES
3010 CARVER ST
FT PIERCE, FL 3

T 331 DFE 1 824C8889/03/24

JONES YVONNE
315 JOHNSON HOMES # B
DUBLIN GA 31021-5949

932709999921588

FWD
34954-1480

BT: 31021594915 *0275-01946-29-44





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

August 27, 2024

Property address: 3010 CARVER ST
Tax ID #: 2408-504-0044-000/5
Legal description: BUNCHE PARK BLK 2 LOT 22 (OR 2941-2933)

YVONNE JONES
3010 CARVER ST
FT PIERCE, FL 34947

Re: Case # 24-0485

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$100.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be received in our office **within twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing.

If we do not receive a written response from you **within the twenty (20) days, a lien will be entered on the property** through an Order Assessing Fine and Imposing Lien signed by the Special Magistrate and filed with the St. Lucie County Clerk of Court.

If you should have any questions, please contact our office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Director of Community Response
EM: parraiz@cityoffortpierce.com

Cc: Yvonne Jones
3158 Johnson Drive
Dublin, GA 31021

C0127503



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 24-00000485

Violator: YVONNE JONES
3010 CARVER ST
FT PIERCE, FL 34947

Property Address: 3010 CARVER ST
Tax ID #: 2408-504-0044-000/5
Legal Description: BUNCHE PARK BLK 2 LOT 22

RE: Violation of Section(s): Section 26-3 – Storage of commodities, Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles, Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 01, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that YVONNE JONES is in violation of the Code of Ordinances as specified above, on property located at the above described location.

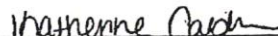
Accordingly it is ORDERED as follows:

1. ~~The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.~~
2. The above name violator is ordered to take the following corrective actions:
 - a. Remove all miscellaneous items from inside the trailer and place them in a garage or shed.
 - b. Remove all non-operable vehicles from the property.
 - c. Remove the kitchen table and chairs and all other furniture from the property.
 - d. Remove tarps, wood, buckets and any other items and store out of public view, a garage, or shed.
3. In the event the violation is not remedied within 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 10th day of May, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
10th DAY OF May, 2024.


Katherine Calderon, Code Enforcement Clerk

C0125823



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

August 27, 2024

Property address: 3010 CARVER ST
Tax ID #: 2408-504-0044-000/5
Legal description: BUNCHE PARK BLK 2 LOT 22 (OR 2941-2933)

YVONNE JONES
3010 CARVER ST
FT PIERCE, FL 34947

Re: Case # 24-0485

Dear Property Owner(s):

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If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be received in our office **within twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing.

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If you should have any questions, please contact our office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Director of Community Response
EM: parraiz@cityoffortpierce.com

Cc: Yvonne Jones
3158 Johnson Drive
Dublin, GA 31021

C0127503



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 24-00000485

Violator: YVONNE JONES
3010 CARVER ST
FT PIERCE, FL 34947

Property Address: 3010 CARVER ST
Tax ID #: 2408-504-0044-000/5
Legal Description: BUNCHE PARK BLK 2 LOT 22

RE: Violation of Section(s): Section 26-3 – Storage of commodities, Section 24-19, 24-20, 24-21(10)(d) – Nuisance as an object / Non-operative vehicles, Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture, Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

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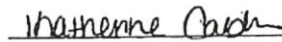
Accordingly it is ORDERED as follows:

1. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
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 - a. Remove all miscellaneous items from inside the trailer and place them in a garage or shed.
 - b. Remove all non-operable vehicles from the property.
 - c. Remove the kitchen table and chairs and all other furniture from the property.
 - d. Remove tarps, wood, buckets and any other items and store out of public view, a garage, or shed.
3. In the event the violation is not remedied within 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
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DONE AND ORDERED this 10th day of May, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
10th DAY OF May, 2024.


Katherine Calderon, Code Enforcement Clerk

C0125823

Restricted Information

Please Configure/Install Zebra ZD411 printer to use with COARS upon receipt
Support for the Dymo Printer has come to an end



COA Form View

Home [Logout](#)

Detail

OFFICIAL MAIL FORWARDING CHANGE OF ADDRESS ORDER

OFFICIAL USE ONLY

Please PRINT items 1-10 in blue or black ink. Your signature is required in item 9.

1. Change of Address for: (Read Attached Instructions)
 Individual (#5) Entire Family (#5) Business (#6)

2. Is This Move Temporary? Yes No

3. Start Date: (ex. 02/27/17) 10 18 23

4. If TEMPORARY move, print date to discontinue forwarding: (ex. 03/27/17) 04 15 24

Zone/Route ID No.

Date Entered on Form 3982
M M D D Y Y

Expiration Date
M M D D Y Y

Clerk/Carrier Endorsement

5a. LAST Name & Jr./Sr./etc. JONES

5b. FIRST Name and MI YVONNE

6. If BUSINESS Move, Print Business Name

PRINT OLD MAILING ADDRESS BELOW: HOUSE/BUILDING NUMBER AND STREET NAME (INCLUDE ST., AVE., CT., ETC.) OR PO BOX

7a. OLD Mailing Address 3010 CARVER STREET

7a. OLD APT or Suite 34947

7b. For Puerto Rico Only: If address is in PR, print urbanization name, if appropriate.

7c. OLD CITY FORT PIERCE

7d. State FL 7e. ZIP 34947

8a. NEW Mailing Address 315B JOHNSON HOME

8a. NEW APT/Ste or PMB

8b. For Puerto Rico Only: If address is in PR, print urbanization name, if appropriate.

8c. NEW CITY DUBLIN

8d. State GA 8e. ZIP 31021

9. Print and Sign Name (see conditions on reverse)

Print: YVONNE JONES

Sign:

10. Date Signed: 10 17 23
(ex. 01/27/17)

OFFICIAL USE ONLY

PS FORM 3575 OCTOBER 2023

Visit [USPS.com](https://usps.com) to change your address online

10/23



Restricted Information
Please Configure/Install Zebra ZD411 printer to use with COARS upon receipt
Support for the Dymo Printer has come to an end



[Home](#) [Logout](#)

Detail COA Information

[Back](#) [New Search](#)

Current COA Information is not Available

COARS History Record 1

Move Type: IT Request: Ignored - Duplicated existing record Effective Date: 10/18/2023 Orig Trans: 2331119910011500 Created: 11/07/2023 08:25 Primary: JONE010

Temporary Date: 04/15/2024 Mod Trans: 2403553630106120 Updated: 11/08/2023

Status: Active Last modified by: UCOA Machine ID: 1991

Name: JONES YVONNE

Old Addr: 3010 CARVER ST; FORT PIERCE FL 34947-2652-00

Old CRID: C021

New Addr: 315B JOHNSON DR; DUBLIN GA 31021-0209

New CRID: R016

COARS History Record 2

Move Type: IT Request: Modified Primary: JONE010

Change Reason: In Person Identity Verified

Maint. Function: Modified

Effective Date: 10/18/2023

Temporary Date: 04/15/2024

Orig Trans : 2331119910011500

Mod Trans: 2331290010732000

Created On: 11/07/2023 08:25

Last Update: 11/08/2023

Status: Active

Last modified by: UCOA

Machine ID: 1991

Name: JONES YVONNE

Old CRID: C021

Old 3010 CARVER ST

Address: FORT PIERCE FL 34947-2652-00

New CRID: R016

New 315B JOHNSON DR

Address: DUBLIN GA 31021-0209

No Image Available

COARS History Record 3

Move Type: IT Request: Added Effective Date: 10/18/2023 Orig Trans: 2331119910011500 Created: 11/07/2023 08:25 Primary: JONE010

Temporary Date: 04/15/2024

Updated: 11/07/2023

Status: Active Last modified by: A923 Machine ID: 1991

Name: JONES YVONNE

Old Addr: 3010 CARVER ST; FORT PIERCE FL 34947-2652-10

Old CRID: C021

New Addr: 315B JOHNSON DR; DUBLIN GA 31021-0209-15

New CRID: R016

Copyright© 2002-2024, Siemens. All Rights Reserved (V6.0.0) COARSWEB1P
07/24/2024 03:38:54 PM

478-272-6832 Post Office
Reggie

Restricted Information

Please Configure/Install Zebra ZD411 printer to use with COARS upon receipt
Support for the Dymo Printer has come to an end



COA Form View

Home Logout

Detail

240355363010612

United States Postal Service® — Official Change/Correction to Mail Forwarding Change of Address Order

1. Check action(s) required to correct COA information:

- Correct Name
- Change to Entire Family
- Change to Individual Only
- Cancel COA Order; Invalid Request
- Cancel COA Order; Resume Delivery
- Correct New Address *
- Correct Old Address *
- Change Temporary to Permanent
- Change Permanent to Temporary
- Change Temporary End Date:

M	M	D	D	Y	Y
1	2	2	6	2	2

2. AFFIX 3982 LABEL ONLY or WRITE NAME & OLD ADDRESS
 Individual Family Business

Name (Last, First, MI)
YVONNE JONES

Old Address (No. street, apt./ste./PO box no., city, state, ZIP + 4th)
3010 CARVER ST.
San F. PIERCE NJ 07047

Complete items 3. and 4. below as appropriate for name modifications only:

3. Last Name or Business Name

4. First Name and M.I.

Required completion of OLD address or NEW address information when selected in ITEM ONE.

PRINT OLD mailing address below (Number and street name - include ST, AVE, CT, etc. or PO BOX number)

5a. OLD Mailing Address 31010

5b. OLD Apt. or Suite No.

5c. For Puerto Rico Only; Print urbanization name, if appropriate.

5d. OLD City Name

5e. State

5f. ZIP

PRINT NEW mailing address below (Number and street name - include ST, AVE, CT, etc. or PO BOX number)

6a. NEW Mailing Address

6b. NEW Apt., Suite No. or PMB

6c. For Puerto Rico Only; Print urbanization name, if appropriate.

6d. NEW City Name

6e. State

6f. ZIP

Employee Initials

Date

Route ID Number

PS Form 3546, May 2007 (7530-01-000-9953)



Nework Mai 7, 2024 at 11:55:36 AM EST

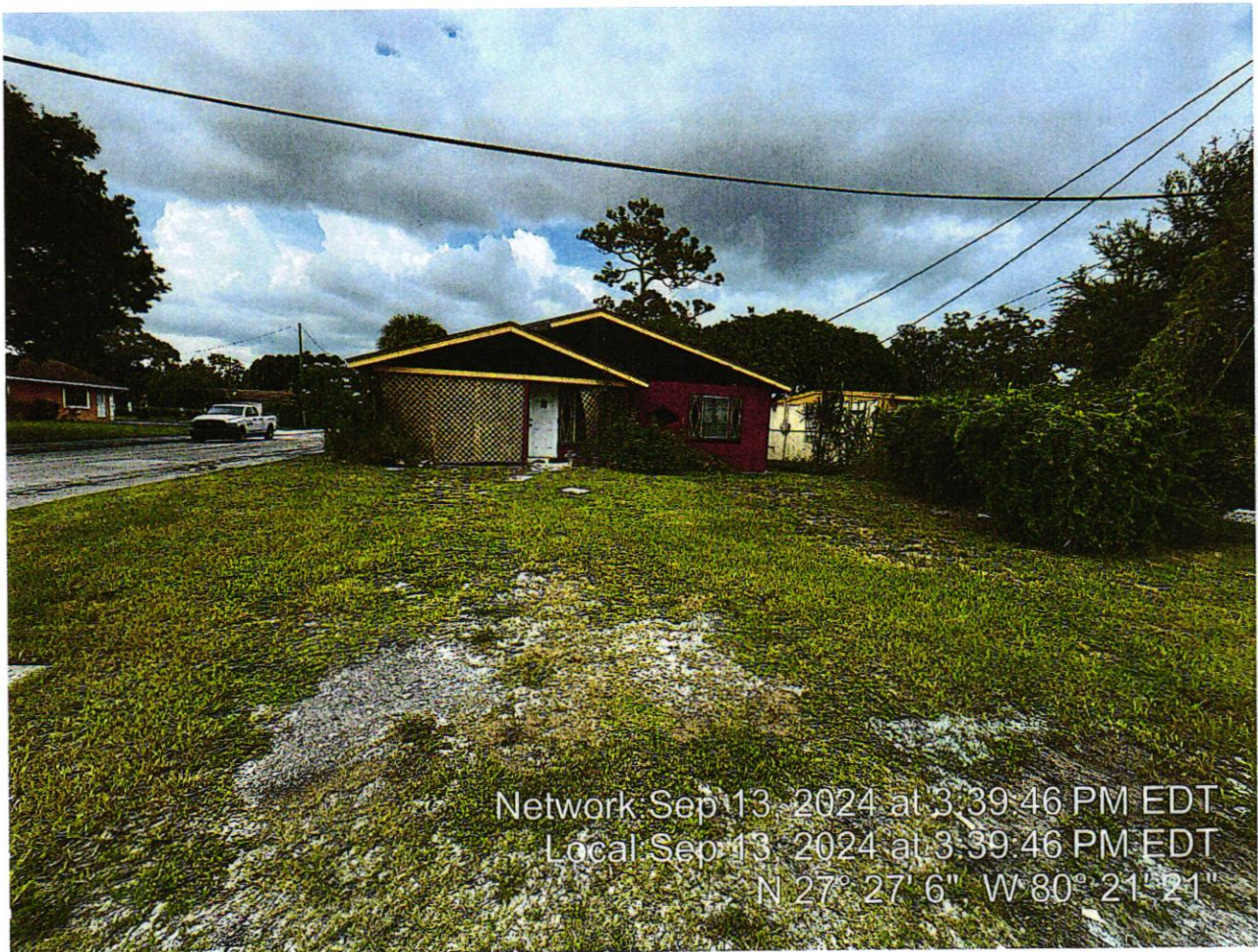


Network Feb 17 2024 at 2:53:52 PM EST



Network Apr 19, 2024 at 9:50:39 AM EDT





Property Address: 3010 Carver Street (24-0485)

Date case originated: 2/23/2024

Date case complied: 9/13/2024

Total time: 6 months

Number of Inspections

Initial inspection: 1

Follow up inspections: 2

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class: \$0.63 5 \$3.15

Certified Mail: \$9.00 1 \$9.00

Photographs (per page) \$0.50 35 \$17.50

Filing Fees (add 1 fee for Release of Lien) \$10.00 4 \$40.00

Follow up and Insections \$75.00 3 \$225.00

Code Enforcement Secretary

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00 \$0.00

Director of Community Response \$150.00 1 \$150.00

Hearings \$150.00 2 \$300.00

Lien Reduction Request Hearing \$250.00 0 \$0.00

Fee set by the City Commission

Total Estim \$894.65

Information

SUBJECT:

24-643 CE	3005 Dunbar St	Lillie M Jones (EST)	Charmaine Kirkland	
-----------	----------------	----------------------	--------------------	--

CASE INFORMATION:

Case Initiated:	March 07, 2024	Type of Presentation:	Massey	
-----------------	----------------	-----------------------	--------	--

OWNER:

VIOLATOR: Lillie M Jones (EST) 3005 Dunbar St Fort Pierce, FL 34947-2655

VIOLATIONS:

IPMC 304.7 Roofs and Drainage
IPMC 304.2 Protective Treatment
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/CASE FOLLOW-UP:

June 26, 2024 - Special Magistrate Pelletier found the violations exist and granted the violator 60 days to comply or be fined \$250.00 daily.
August 29, 2024 - Affidavit of Non-compliance issued.
September 19, 2024 - Massey letter sent to the owner.
October 14, 2024 - Massey request received.
Balance as of 11/13/2024: \$19,020.00 (still accruing)

REDUCTION CRITERIA:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: None
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined

Attachments

Property Card
Massey Request

Form Review

Property Identification

Site Address: 3005 DUNBAR ST
 Use Type: 0100
 Parcel ID: 2408-504-0025-000-6
 Jurisdiction: Fort Pierce
 Account #: 20303
 Map ID: 24/08N
 Sec/Town/Range: 08/35S/40E
 Zoning: Medium Den

Ownership

Lillie M Jones (EST)
 3005 Dunbar St
 Fort Pierce, FL 34947-2655

Legal Description

BUNCHE PARK BLK 2 LOT 3

Current Values

Just/Market: \$126,100
 Exemptions: \$28,381
 Assessed: \$28,381
 Taxable: \$0
 Year: 2024

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$126,100	\$28,381	\$28,381	\$0
2023	\$113,600	\$27,555	\$27,555	\$0
2022	\$91,600	\$26,753	\$25,500	\$1,253

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-01-1900					\$0

Primary Building Information

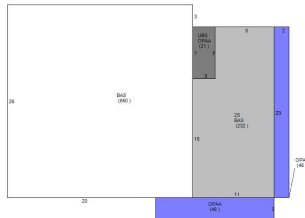
Finished Area of this building: 1,135 SF
 Gross Sketched Area: 1,250 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: SFAV
Year Built: 1955	Frame:	Grade: SFAV-Fair	Effective Year: 1976
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall: Wood/Sheath

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,135
Gross Sketched Area (SF):	1,250
Land Size (acres):	0.13
Land Size (SF):	5,775
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1955
CHAINLINK 4'	1	160	1995

10-7-2025 3005 Dunbar St

0001891

IN reference of the Estate of Lillie Jones
I would like to contest the fine. In poor
And none of the others, my Brother and sister
are willing to help in anyway. \$250.00 delay is
excessive for me to pay, I'm almost 70 years old
and disabled and sickly, and only get a 1100.00 month
social security check as income. I'm going to pay
for the repairs to the house by myself, and
would have had it done but I was struck
with two separate lengthy illnesses. I
don't mind paying a fine but please be
more reasonable. There's no will and it has not been
through probate.

THANK YOU

(772-577-0309)

LORENZO

L.J.

Estate of
Lillie Jones

Special Magistrate Hearing

9. A.

Meeting Date: 11/19/2024

Re: Case# LTCL-2024-226 - 2201 S 29th St

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-226	2201 S 29th St	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 24, 2024	Regular/Certified/Property posted
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 28th, 2024	Regular/Certified/Property Posted
POSTING DATE:	LAST INSPECTION DATE:
October 28th, 2024	

OWNER:

OWNER INFO: Deborah A Norvell Vivian Norvell (EST) John R Norvell JR 5825 Ideal Holding Rd Port Saint Lucie, FL 34987	
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: Isaac Saucedo
Final Approval Date: 11/14/2024

Started On: 10/24/2024 03:23 PM

Special Magistrate Hearing

9. B.

Meeting Date: 11/19/2024

Re: Case# LTCL2024-228 - 4506 Sunrise Blvd AKA W Weatherbee Rd

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-228	4506 Sunrise Blvd - AKA W Weatherbee Rd	Isaac Saucedo

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 24, 2024	NOV SERVICE METHOD: Regular/Certified/Property Posted
NTA ISSUED DATE: October 28, 2024	NTA SERVICE METHOD: Regular/Certified/Property Posted
POSTING DATE: October 28, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:

OWNER INFO:

James Meyer(TR)
565 Fox Glen
Barrington, IL 60010

VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscape requirements for properties larger than 3 acres.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: Isaac Saucedo
Final Approval Date: 11/14/2024

Started On: 10/24/2024 03:35 PM

Special Magistrate Hearing

9. C.

Meeting Date: 11/19/2024

Re: Case# LTCL2024-223 - 2209 S 29th St

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-223	2209 S 29th St	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 24, 2024	Regular/Certified Mail/Property posted
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 28, 2024	Regular/Certified/Property posted
POSTING DATE:	LAST INSPECTION DATE:
October 28, 2024	

OWNER:

OWNER INFO: Vivian Norvell (EST) 5825 Ideal Holding Rd Port Saint Lucie, FL 34987	
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: Isaac Saucedo
Final Approval Date: 11/14/2024

Started On: 10/24/2024 02:46 PM

Special Magistrate Hearing

9. D.

Meeting Date: 11/19/2024

Re: Case# LTCL-2024-216 - 604 Midway Rd

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-24-216	604 Midway Rd	Isaac Saucedo

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
10/22/2024	Regular/Certified Mail/Property Posted
NTA ISSUED DATE:	NTA SERVICE METHOD:
10/23/2024	Regular/Certified Mail/Property Posted
POSTING DATE:	LAST INSPECTION DATE:
10/23/2024	

OWNER:

OWNER INFO: 169 Delray LLC 3201 Lakeview Dr Delray Beach, FL 33445	ADDITIONAL PARTY INFO: Bennett Craig LLC 3040 Wedgewood Blvd Delray Beach, FL 33445
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VIOLATIONS:

24-19(11)(a)(b)(iii) - Nuisances: Landscape requirements for properties larger than 3 acres.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.

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: Isaac Saucedo
Final Approval Date: 11/14/2024

Started On: 10/22/2024 11:14 AM

Special Magistrate Hearing

9. E.

Meeting Date: 11/19/2024

Re: Case# LTCL2024-229 - Avenue M (2404-801-0005-000-0)

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-229	Avenue M (2404-801-0005-000-0)	Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 26, 2024	Certified and Regular Mail and Posted Property
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 29, 2024	Certified and Regular Mail and Posted Property
POSTING DATE:	LAST INSPECTION DATE:
October 29, 2024	

OWNER:

OWNER INFO:

Natacha Castor
207 Dixieland Dr
Fort Pierce, FL 34982-6705

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: Charmaine Kirkland
Final Approval Date: 11/13/2024

Started On: 10/26/2024 12:54 PM

Special Magistrate Hearing

9. F.

Meeting Date: 11/19/2024

Re: Case# LTCL 2024-239 - 115 N 29th St

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL2024-239	115 N 29th Street	Charmaine Kirkland

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
November 01, 2024	Certified and Regular Mail and Posted Property
NTA ISSUED DATE:	NTA SERVICE METHOD:
November 01, 2024	Certified and Regular Mail and Posted Property
POSTING DATE:	LAST INSPECTION DATE:
November 01, 2024	November 19, 2024

OWNER:

OWNER INFO:

Jean Eddy & Evelyne Mondesir
1874 SW Altman Ave
Port St Lucie, FL 34953

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: Charmaine Kirkland
Final Approval Date: 11/04/2024

Started On: 11/01/2024 10:11 AM

Special Magistrate Hearing

9. G.

Meeting Date: 11/19/2024

Re: Case# LTCL-2024-198 - 1521 S Ocean Dr

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-198	1521 S Ocean Dr	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Lot Clearing	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 16, 2024	certified and regular mail posted property
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	certified regular mail and posted property
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:

OWNER INFO:

Bliss Fort Pierce LLC
13780 International DR S
Orlando, FL 32821

ADDITIONAL PARTY INFO:

Ahmed Hamada
13780 International Dr S
Orlando, FL 32821

VIOLATIONS:

24-19(11)(a)(b) - Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/16/2024 01:59 PM

Special Magistrate Hearing

9. H.

Meeting Date: 11/19/2024**Re:** Case# LTCL-2024-221 - S 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
LTCL-2024-221	S 2nd St (2410-810-0018-000-1)	Heather Debevec

CASE INFORMATION:

CASE TYPE: Lot Clearing	If REPEAT, prior hearing date:
DATE CASE ESTABLISHED: October 24, 2024	NOV SERVICE METHOD: Certified and regular mail posted property
NTA ISSUED DATE: October 24, 2024	NTA SERVICE METHOD: Certified and regular mail posted property
POSTING DATE: October 24, 2024	LAST INSPECTION DATE: November 18, 2024

OWNER:**OWNER INFO:**

FPD Land Holdings LLC
603 E Fort King St
Ocala, FL 34471

VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Cut all grass and weeds as needed along the east side of the property and under the palm tree in the middle.
 - Trim all trees, shrubs, and bushes along the east side of the property to the standards identified in the Notice of Violation; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. 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: 11/13/2024

Started On: 10/24/2024 10:41 AM

Special Magistrate Hearing

9. I.

Meeting Date: 11/19/2024

Re: Case# NOOP-2024-206 - 3315 S US Highway 1

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-206	3315 S US Highway 1	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non-Operative Vehicles	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 15, 2024	Certified and regular mail posted vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 17, 2024	Certified and regular mail posted vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 17, 2024	November 18, 2024

OWNER:

VEHICLE OWNER NAME:

DLN Group LLC

PROPERTY OWNER:

Monarca Enterprises LLC

PO Box 1264

Fort Pierce, FL 34954

REGISTERED AGENT:

Ulysses Mendoza

3315 S US Highway 1

Fort Pierce, FL 34982

VIOLATIONS:

24-19(12)- Nuisance: Abandoned property, meaning any personal property, including motor vehicles, left in plain view under circumstances reasonably indicating that the possessor or owner thereof has relinquished any rights of ownership there in.

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Ensure all vehicles have proper valid tags and can safely and legally operate on a roadway or remove the vehicles.
4. 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

Started On: 10/15/2024 02:51 PM

Final Approval Date: 11/13/2024

Special Magistrate Hearing

9. J.

Meeting Date: 11/19/2024
Re: NOOP - 2024-193 - 223 Indian Hills Dr
Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
NOOP-2024-193	223 Indian Hills Dr	Heather Debevec

CASE INFORMATION:

CASE TYPE:	If REPEAT, prior hearing date:
Non - Operative Vehicle	
DATE CASE ESTABLISHED:	NOV SERVICE METHOD:
October 3, 2024	Certified and regular mail, posted to vehicle
NTA ISSUED DATE:	NTA SERVICE METHOD:
October 4, 2024	Certified and regular mail, posted to vehicle
POSTING DATE:	LAST INSPECTION DATE:
October 4, 2024	November 18, 2024

OWNER:

OWNER INFO:
Sharon Rain
223 Indian Hills DR
Fort Pierce, FL 34982

ADDITIONAL PARTY INFO:

VIOLATIONS:

24-19(15)(c) - On properties within the city not described by the immediately foregoing subsections, all non-operative or unlicensed vehicles shall be kept, stored, or maintained within a fully enclosed building at all times.

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until November 26, 2024 to:
 - Remove or register and repair the non-operative vehicles on the property.
4. 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: 11/12/2024

Started On: 10/03/2024 03:32 PM