

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, January 15, 2025 - 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.

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-5	S US Highway 1 (242760100310101)	Heather Debevec

2.

Case No:	Violation Location (Address PID #)	Investigating Officer
CE - 2024-97	2050 S US Highway 1	Heather Debevec

3.

Case No:	Violation Location (Address PID #)	Investigating Officer
NUIS-2024-0003	217 Avenue A	Heather Debevec

4.

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0090	1005 Avenue M A	Charmaine Kirkland

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.

Case No:	Violation Location (Address PID #)	Investigating Officer
PK-2024-0131	200 Block Boston Ave	Heather Debevec

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.

Case No:	Violation Location (Address PID #)	Investigating Officer
CE - 2024-0051	408 Farmer's Market Rd Unit 6	Heather Debevec

2.

Case No:	Violation Location (Address PID #)	Investigating Officer
CE2024-84	2202 N US Highway 1	Heather Debevec

3.

Case No:	Violation Location (Address PID #)	Investigating Officer
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CE-2024-0108	1019 Antilles Avenue	Charmaine Kirkland
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4.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE-2024-0091	1007 Avenue M	Charmaine Kirkland

5.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE-2024-0067	901 N 24th Street	Charmaine Kirkland

6.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE2024-0103	701 Texas Ct	Charmaine Kirkland

7.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	CE-2024-0107	1015 Antilles Avenue	Charmaine Kirkland

D. **OTHER CASES**

1.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	LTCL-2024-0004	S US Highway 1 (2427-601-0043-0005)	Heather Debevec

2.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	LTCL-2024-6	S US Highway 1 (2427-132-0001-0000)	Heather Debevec

3.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP-2024-0005	3120 S US Highway 1	Heather Debevec

4.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	NOOP-2024-6	3120 S US Highway 1	Heather Debevec

5.	<b>Case No:</b>	<b>Violation Location (Address PID #)</b>	<b>Investigating Officer</b>
	USB-2024-1	3120 S US Highway 1	Heather Debevec

5. **OLD BUSINESS**

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

1.	<b>Case Number:</b>	LTCL-2024-139	<b>Investigating Officer:</b>	Manuel Fernandez
	<b>Violation Location:</b>	804 N 22nd St		

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

1.	<b>Case Number:</b>	20-769	<b>Investigating Officer:</b>	Manuel Fernandez
	<b>Violation Location:</b>	712 N 20th St		

2.	<b>Case Number:</b>	20-766	<b>Investigating Officer:</b>	Manuel Fernandez
	<b>Violation Location:</b>	712 N 20th St		

3.	<b>Case Number:</b>	13-575	<b>Investigating Officer:</b>	Isaac Saucedo
	<b>Violation Location:</b>	705 Boston Ave		

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:** 01/15/2025

**Re:** LTCL-2024-5- S US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-5	S US Highway 1 (242760100310101)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Lot Clearing - COMPLIED	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 9, 2024	<b>NOV Service Method:</b> certified and regular mail posted property
<b>NTA Issued Date:</b> December 9, 2024	<b>NTA Service Method:</b> certified and regular mail posted property
<b>Posting Date:</b> December 9, 2024	<b>Last Inspection Date:</b>

**OWNER:**

OWNER: JOHO Properties LLC 2400 S Ocean DR 4200D Fort Pierce, FL 34949	ADDITIONAL PARTY:
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**VIOLATIONS:**

24-19(11)(a)(b) - 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 January 23, 2025 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 being 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: 12/05/2024 04:33 PM

Final Approval Date: 01/10/2025

**Special Magistrate Hearing****3. B. 2.****Meeting Date:** 01/15/2025**Re:** Case# CE-2024-97 - 2050 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE - 2024-97	2050 S US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement - COMPLIED	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 5, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b>	<b>NTA Service Method:</b>
<b>Posting Date:</b>	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: Larch Avenue - DB4 LLC 530 36th ST West Palm Beach, FL 33407	ADDITIONAL PARTY:
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**VIOLATIONS:**

IPMC 302.7 - Accessory Structures

**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 January 25, 2025 to
  - Repair the dumpster area door.
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

Started On: 12/02/2024 04:45 PM

Final Approval Date: 01/10/2025

**Special Magistrate Hearing**

**3. B. 3.**

**Meeting Date:** 01/15/2025

**Re:** Case# NUIS-2024-3 - 217 Avenue A

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NUIS-2024-0003	217 Avenue A	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Nuisance Abatement - COMPLIED	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 5, 2024	<b>NOV Service Method:</b> certified and regular mail posted to the property
<b>NTA Issued Date:</b> December 5, 2024	<b>NTA Service Method:</b> certified and regular mail posted to the property
<b>Posting Date:</b> December 6, 2024	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: James Hatfield PO Box 1506 Fort Pierce, FL 34954	
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**VIOLATIONS:**

24-19(2) - Nuisances: Interferes with, obstructs or renders dangerous for passage on any public or private street, alley, highway, right-of-way, easement, sidewalk, stream, ditch, channel or drainage of any property;  
 24-19(5) - Nuisances: Is declared otherwise by ordinance or statute to be a nuisance, unlawful or prohibited;

**RECOMMENDATION:**

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 January 23, 2025 to:
  - Per the Notice of Violation, remove all items from the right of way and sidewalk.
 Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100 per day being assessed for each day the violation continues; and
  - 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: 01/09/2025

Started On: 12/04/2024 03:08 PM

**Special Magistrate Hearing**

**3. B. 4.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE2024-90 - 1005 Avenue M

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0090	1005 Avenue M A	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement - COMPLIED	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 30, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b>	<b>NTA Service Method:</b>
<b>Posting Date:</b>	<b>Last Inspection Date:</b>

**OWNER:**

OWNER: Gholamreza Torkman 470 12th PL SE Vero Beach, FL 32962	ADDITIONAL PARTY:
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**VIOLATIONS:**

24-19(15)(c) Nuisances: Non-operable vehicle  
IPMC 304.2 - Protective Treatment

**RECOMMENDATION:**

To be filled by Kat

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 01/09/2025

Started On: 12/13/2024 04:37 PM

**Special Magistrate Hearing**

**4. A. 1.**

**Meeting Date:** 01/15/2025

**Re:** Case# PK2024-131- 200 Block Boston Ave

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
PK-2024-0131	200 Block Boston Ave	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Parking Citation	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 25, 2024	<b>NOV Service Method:</b> Citation left on vehicle
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Regular and Certified Mail, posted in City Hall
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> N/A

**OWNER:**

OWNER: Nicholas Mark Colangelo	
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15416PK	34-31(e) Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine by January 30, 2025, will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Heather Debevec

Started On: 12/06/2024 02:56 PM

Final Approval Date: 01/10/2025

**Special Magistrate Hearing**

**4. C. 1.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE2024-51 - 408 Farmer's Market Rd Unit 6

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE - 2024-0051	408 Farmer's Market Rd Unit 6	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> August 26, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

<b>OWNER:</b> Tamia's Auto Collision Corp 408 Farmers Market RD Unit 6 Fort Pierce, FL 34982	<b>ADDITIONAL PARTY:</b> Tamia's Auto Collision Corp. 11435 SW Village PKWY Apt 204 Port Saint Lucie, FL 34987
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**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 January 22, 2025 to obtain a Certificate of Use or cease all business activities.
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  
Final Approval Date: 01/09/2025

Started On: 12/06/2024 01:49 PM

**Special Magistrate Hearing**

**4. C. 2.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE2024-84 - 2202 N US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE2024-84	2202 N US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 18, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

<b>OWNER:</b> Dover-Neal Development Inc 4261 13th St Wyandotte, MI 48192	<b>ADDITIONAL PARTY:</b> Clayton Yates 426 Avenue A Fort Pierce, FL 34950
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**VIOLATIONS:**

117-3(b) - Signs: Maintenance  
 24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish  
 IPMC 302.3 - Sidewalks & Driveways  
 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 February 15, 2025 to
  - Repair or replace signs that are faded or in disrepair for businesses and on the building. Replace missing signs with a blank-faced sign.
  - Remove all loose items from outside the building and parking lots.
  - Repair potholes in the parking lot.
  - Repair the areas of the building where cement has been damaged on the second floor, and any other areas of the building and stairwells.
  - Ensure each unit has address numbers displayed.
  - 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: 01/09/2025

Started On: 12/06/2024 03:35 PM

**Special Magistrate Hearing****4. C. 3.****Meeting Date:** 01/15/2025**Re:** Case# CE-2024-108 - 1019 Antilles Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0108	1019 Antilles Avenue	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 07, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 14, 2025

**OWNER:**

OWNER: James W Wrench 1019 Antilles Avenue Fort Pierce, FL 34982	
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**VIOLATIONS:**

24-19(14) - Nuisances: Parked on other than pavement

**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 January 25, 2025 to:
  - Refrain from parking in the front yard.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 11/13/2024 11:30 AM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing****4. C. 4.****Meeting Date:** 01/15/2025**Re:** Case# CE2024-91 - 1007 Avenue M**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0091	1007 Avenue M	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 30, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 14, 2025

**OWNER:**

<b>OWNER:</b> National Debt Relief Services Inv 12856 SW 31st Ct Miramar, FL 33027	<b>ADDITIONAL PARTY:</b> Belinda Villoch 12856 SW 31st Ct Miramar, FL 33027
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**VIOLATIONS:**

24-19(6)(c) - Nuisances: Outside storage

**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 January 25, 2025 to:
  - Remove the shingles from the property. 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: Charmaine Kirkland

Started On: 11/14/2024 12:44 PM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. C. 5.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE2024-67 - 901 N 24th St

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0067	901 N 24th Street	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> September 11, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 14, 2025

**OWNER:**

OWNER: Herbert Richards (TR) 901 N 24th St Fort Pierce, FL 34950-6024	
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**VIOLATIONS:**

IPMC 304.13 - Window, Skylight and Door Frames

**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 January 25, 2025 to:
  - Repair the broken window.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 12/05/2024 04:58 PM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. C. 6.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE2024-103 - 701 Texas Ct

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE2024-0103	701 Texas Ct	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> October 31, 2024	<b>NOV Service Method:</b> Regular Mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 14, 2025

**OWNER:**

OWNER: Stephanie Eckert Julie Swanson 701 Texas Ct Fort Pierce, FL 34950	
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**VIOLATIONS:**

Section 125-322(c)(1) - Fences: Height restrictions

**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 January 25, 2025 to:
  - Cut or trim all hedges in the front of the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 12/10/2024 10:19 AM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. C. 7.**

**Meeting Date:** 01/15/2025

**Re:** Case# CE24-107 - 1015 Antilles Avenue

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
CE-2024-0107	1015 Antilles Avenue	Charmaine Kirkland

**CASE INFORMATION:**

<b>Case Type:</b> Code Enforcement	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> November 07, 2024	<b>NOV Service Method:</b> Regular mail
<b>NTA Issued Date:</b> December 18, 2024	<b>NTA Service Method:</b> Certified Mail, Posted on Property
<b>Posting Date:</b> January 3, 2025	<b>Last Inspection Date:</b> January 14, 2025

**OWNER:**

OWNER: Sarah M Campbell Beverly J Proske 1015 Antilles Avenue Fort Pierce, FL 34982-3526	
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**VIOLATIONS:**

24-19(6)(c) - Nuisances - Construction materials, tools or machinery

**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 January 25, 2025 to:
  - Remove wood pallets, tires and concrete blocks from the property.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland  
Final Approval Date: 01/09/2025

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

**Special Magistrate Hearing**

**4. D. 1.**

**Meeting Date:** 01/15/2025

**Re:** Case# LTCL2024-4 - S US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-0004	S US Highway 1 (2427-601-0043-0005)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Lot Clearing	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 9, 2024	<b>NOV Service Method:</b> certified and regular mail and posted the property
<b>NTA Issued Date:</b> December 9, 2024	<b>NTA Service Method:</b> certified and regular mail and posted the property
<b>Posting Date:</b> December 9, 2024	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: Douglas O'Keefe (TR) 3975 Leafy WAY Miami, FL 33133	ADDITIONAL PARTY:
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**VIOLATIONS:**

24-19(11)(a)(b) - 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 January 22, 2025 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 being 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: 12/05/2024 03:54 PM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. D. 2.**

**Meeting Date:** 01/15/2025

**Re:** Case# LTCL-2024-6 - S US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-6	S US Highway 1 (2427-132-0001-0000)	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Lot Clearing	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 9, 2025	<b>NOV Service Method:</b> certified and regular mail posted property
<b>NTA Issued Date:</b> December 9, 2025	<b>NTA Service Method:</b> certified and regular mail posted property
<b>Posting Date:</b> December 9, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

<b>OWNER:</b> K and Z Land Holdings LLC 2901 Coral Hills DR Ste 220 Coral Springs, FL 33065	<b>ADDITIONAL PARTY:</b> Paul Kupfer 1700 University DR Ste 110 Coral Springs, FL 33071
--	--

**VIOLATIONS:**

24-19(11)(a)(b) - 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 January 22, 2025 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 being 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: 12/06/2024 08:59 AM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. D. 3.**

**Meeting Date:** 01/15/2025

**Re:** Case# NOOP24-5 - 3120 S US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-0005	3120 S US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non-Operative Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 11, 2025	<b>NOV Service Method:</b> certified and regular mail posted to vehicle
<b>NTA Issued Date:</b> December 11, 2025	<b>NTA Service Method:</b> certified and regular mail posted to vehicle
<b>Posting Date:</b> December 11, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: Dale P & Gail A Coyne 2920 SE Dune DR Stuart, FL 34996	
--	--

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative motor vehicles

**RECOMMENDATION:**

The city requests that the Special Magistrate fined:

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 January 22, 2025 to:
  - Per the Notice of Violation, ensure all vehicles on the property are safely and legally operable.
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100.00 per day being assessed for each day the violation continues; and
  - 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: 01/09/2025

Started On: 12/09/2024 03:49 PM

**Special Magistrate Hearing**

4. D. 4.

**Meeting Date:** 01/15/2025**Re:** Case# NOOP24-6 - 3120 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-6	3120 S US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Non-Operative Vehicle	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 11, 2025	<b>NOV Service Method:</b> Certified and regular mail posted to vehicle
<b>NTA Issued Date:</b> December 11, 2025	<b>NTA Service Method:</b> Certified and regular mail posted to vehicle
<b>Posting Date:</b> December 11, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: Dale P & Gail A Coyne 2920 SE Dune DR Stuart, FL 34996	
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-operative vehicle

**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 January 22, 2025 to:
  - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
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: 12/09/2024 04:20 PM

Final Approval Date: 01/09/2025

**Special Magistrate Hearing**

**4. D. 5.**

**Meeting Date:** 01/15/2025

**Re:** Case# USB24-1 - 3120 S US Highway 1

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

**Information**

**SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
USB-2024-1	3120 S US Highway 1	Heather Debevec

**CASE INFORMATION:**

<b>Case Type:</b> Board Up	<b>If REPEAT, Prior Hearing Date:</b>
<b>NOV Issued Date:</b> December 11, 2025	<b>NOV Service Method:</b> Certified and regular mail posted the property
<b>NTA Issued Date:</b> December 11, 2025	<b>NTA Service Method:</b> Certified and regular mail posted the property
<b>Posting Date:</b> December 11, 2025	<b>Last Inspection Date:</b> January 13, 2025

**OWNER:**

OWNER: Dale P & Gail A Coyne 2920 SE Dune DR Stuart, FL 34996	
--	--

**VIOLATIONS:**

103-341 - Vacant buildings: Board up required  
 24-19(5) - Nuisances: Is declared otherwise by ordinance or statute to be a nuisance, unlawful or prohibited;  
 IPMC 301.3 - Vacant Structures and land

**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 January 22, 2025 to:
  - Per the Notice of Violation, All openings, including doors and windows, shall be provided with painted exterior-grade plywood closures, matched in color to the building, or covered utilizing a clear polycarbonate material unless the same are provided with awnings, storm panels, or other similar commercially available products designed for this intended use and installed in a workmanlike manner.
4. Failure to comply by the date ordered will result in:
  - A fine in the amount of \$100.00 per day being assessed for each day the violation continues; and
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to assessed against the property.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 01/09/2025

Started On: 12/09/2024 04:46 PM

**Special Magistrate Hearing**  
**Meeting Date:** 01/15/2025

**5. A. 1.**

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**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2024-139	<b>Investigating Officer:</b>	Manuel Fernandez
<b>Violation Location:</b>	804 N 22nd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Massey (Owner by phone)
<b>NOV Issue Date:</b>	August 22, 2004
<b>NOV Service Method:</b>	Certified and Regular Mailing and Posted Property
<b>NTA Issue Date:</b>	August 23, 2024
<b>NTA Service Method:</b>	Certified and Regular Mailing and Posted Property

**OWNER:**

<b>ATTORNEY:</b> Jonathan Daily, Esq. 1860 SW Fountainview Blvd, Suite 100 Port St Lucie, FL 34986	<b>OWNER: (by phone)</b> Priya Rana 8119 251st ST Bellrose, NY 11426
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

September 4, 2024 - Special Magistrate Pelletier found the owners in violation and gave 7 days to comply or be fined \$100 daily and the city would take the necessary steps to abate the nuisance conditions, the cost of which is to be assessed against the property.

September 30, 2024 - Affidavit of Non-Compliance issued. Daily fines started.

November 7, 2024 - Lot cut by owner. Affidavit of Compliance issued. Fines stopped.

December 5, 2024 - Massey letter sent

December 10, 2024 - Massey request received

Balance \$5,000.00

**ACTION DATES:**

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: Cut all grass and weeds as needed, removed all trash and debris
3. Any previous violations committed by the violator: None

**RECOMMENDATION:**

To be determined by the Special Magistrate

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**Form Review**

Form Started By: Katherine Calderon

Started On: 01/07/2025 09:22 AM

**Special Magistrate Hearing**  
**Meeting Date:** 01/15/2025

**5. B. 1.**

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**Information**

**SUBJECT:**

<b>Case Number:</b>	20-769	<b>Investigating Officer:</b>	Manuel Fernandez
<b>Violation Location:</b>	712 N 20th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement Lien Reduction
<b>NOV Issue Date:</b>	March 13, 2020
<b>NOV Service Method:</b>	Regular Mail
<b>NTA Issue Date:</b>	June 26, 2020
<b>NTA Service Method:</b>	Certified Mail

**OWNER:**

<b>REQUESTOR::</b> Michael Bartley 17395 Fox Trail LN Loxahatchee, FL 33470-3966	<b>OWNER:</b> G.B.O.B. Inc 17395 Fox Trail LN Loxahatchee, FL 33470-3966
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**VIOLATIONS:**

16-46, 16-47, 16-48 (1)(5) Outside Storage

**FINDINGS/CASE FOLLOW-UP:**

October 7, 2024 - Special Magistrate Ross found a violation existed and ordered 5 days to comply or \$50 daily fine.

November 2, 2020 - Affidavit of Non-Compliance issued. Fines started.

November 19, 2020 - Massey Letter sent

May 17, 2021 - Order Assessing Fine and Imposing Lien recorded and mailed to owner

May 20, 2021 - Notice of Lien sent

October 29, 2024 - Affidavit of Compliance issued.

December 9, 2024 - Received request for reduction.

Balance \$73,180.00

**REDUCTION CRITERIA:**

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
  - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
  - No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
  - None
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
  - None besides the other scheduled case
5. Whether granting of the reduction is in the best interest of the City?
  - To be determined by the Special Magistrate

**RECOMMENDATION:**

To be determined by the Special Magistrate

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**Attachments**

Lien

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**Form Review**

Form Started By: Katherine Calderon

Started On: 01/03/2025 02:13 PM



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**SPECIAL MAGISTRATE  
ORDER ASSESSING FINE AND IMPOSING LIEN**

Case # 20-0769

Violator: AVI EDRI  
MICHAEL ADRY  
712 N 20TH ST  
FT PIERCE, FL 34950

Property Address: 712 N 20TH ST  
Tax ID #: 2404-715-0016-000/6  
Legal Description: AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 14- LESS W 5 FT-

Violation of Section(s): 16-46, 16-47, 16-48(1)(5) – Outside Storage

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 07, 2020 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$50.00 from October 27, 2020 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 17<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Fran O. Ross, Esq., Special Magistrate

ATTEST:

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND  
CORRECT COPY OF THE RECORDS ON FILE IN  
THIS OFFICE

\_\_\_\_\_  
CITY CLERK

5/17/21

\_\_\_\_\_  
DATE

(CITY SEAL)

**Special Magistrate Hearing**  
**Meeting Date:** 01/15/2025

**5. B. 2.**

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**Information**

**SUBJECT:**

<b>Case Number:</b>	20-766	<b>Investigating Officer:</b>	Manuel Fernandez
<b>Violation Location:</b>	712 N 20th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement Lien Reduction
<b>NOV Issue Date:</b>	March 12, 2020
<b>NOV Service Method:</b>	Regular Mail
<b>NTA Issue Date:</b>	June 26, 2020
<b>NTA Service Method:</b>	Certified Mail

**OWNER:**

<b>REQUESTOR::</b> Michael Bartley 17395 Fox Trail LN Loxahatchee, FL 33470-3966	<b>OWNER:</b> G.B.O.B. Inc 17395 Fox Trail LN Loxahatchee, FL 33470-3966
---	---

**VIOLATIONS:**

IPMC 304.2 Protective Treatment  
IPMC 304.1 Exterior Structure - General  
IPMC 304.13 Windows, Skylight and Door Frames  
IPMC 302.7 Accessory Structures

**FINDINGS/CASE FOLLOW-UP:**

October 7, 2024 - Special Magistrate Ross found a violation existed and ordered 10 days to comply or \$250 daily fine.  
November 2, 2020 - Affidavit of Non-Compliance issued. Fines started.  
November 19, 2020 - Massey Letter sent.  
May 17, 2021 - Order Assessing Fine and Imposing Lien recorded and mailed to owner.  
May 20, 2021 - Notice of Lien sent.  
October 29, 2024 - Affidavit of Compliance issued.  
December 9, 2024 - Received request for reduction.

Balance \$365,780.00

**REDUCTION CRITERIA:**

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
  - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
  - No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
  - None
4. The type and number of lien reductions granted for this property or any other property under common ownership in the past 24 months?
  - None besides the other scheduled case
5. Whether the granting of the reduction is in the best interest of the City?
  - To be determined by the Special Magistrate.

**RECOMMENDATION:**

To be determined by the Special Magistrate

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**Attachments**

Lien

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**Form Review**

Form Started By: Katherine Calderon

Started On: 01/03/2025 02:13 PM



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**SPECIAL MAGISTRATE  
ORDER ASSESSING FINE AND IMPOSING LIEN**

Case # 20-0766

Violator: AVI EDRI  
MICHAEL ADRY  
712 N 20TH ST  
FT PIERCE, FL 34950

Property Address: 712 N 20TH ST  
Tax ID #: 2404-715-0016-000/6  
Legal Description: AMENDED PLAT OF WASHINGTON HEIGHTS ADDN LOT 14- LESS W 5 FT-

Violation of Section(s): IPMC 304.2 – Protective Treatment; IPMC 304.1 – Exterior Structure – General;  
IPMC 304.13 – Windows, Skylight and Door Frames; IPMC 302.7 – Accessory Structures

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 07, 2020 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from October 27, 2020 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 17<sup>th</sup> day of May, 2021.

*Fran O. Ross*

\_\_\_\_\_  
Fran O. Ross, Esq., Special Magistrate

ATTEST:

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND  
CORRECT COPY OF THE RECORDS ON FILE IN  
THIS OFFICE

*Linda W. Cox*  
\_\_\_\_\_  
CITY CLERK

(CITY SEAL)

5/17/21  
\_\_\_\_\_  
DATE

**Special Magistrate Hearing**  
**Meeting Date:** 01/15/2025

**5. B. 3.**

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**Information**

**SUBJECT:**

<b>Case Number:</b>	13-575	<b>Investigating Officer:</b>	Isaac Saucedo
<b>Violation Location:</b>	705 Boston Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement Lien Reduction (by phone)
<b>NOV Issue Date:</b>	March 27, 2013
<b>NOV Service Method:</b>	Regular Mail
<b>NTA Issue Date:</b>	July 8, 2013
<b>NTA Service Method:</b>	Certified Mail

**OWNER:**

OWNER: Kathlein H Ambridge Patricia F Hoefling 703 Florida AVE Fort Pierce, FL 34950-8566
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**VIOLATIONS:**

5-368 (1)(4) Property Maintenance  
16-46, 16-47, 16-48 (1)(5) Outside Storage  
22-187 (13) b. Landscape Maintenance

**FINDINGS/CASE FOLLOW-UP:**

August 7, 2013 - Special Magistrate Ross found a violation existed and ordered 60 days to comply or \$100 daily fine.  
October 14, 2013 - Affidavit of Non-Compliance issued. Fines started.  
October 15, 2013 - Massey Letter sent  
December 26, 2013 - Order Assessing Fine and Imposing Lien recorded and mailed to owner  
January 30, 2014 - Notice of Lien sent  
March 17, 2014 - Affidavit of Compliance issued.  
December 4, 2024 - Received request for reduction.

Balance \$15,440.00

**REDUCTION CRITERIA:**

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
  - No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
  - No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
  - None
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
  - None
5. Whether granting of the reduction is in the best interest of the City?
  - To be determined by the Special Magistrate

**RECOMMENDATION:**

To be determined by the Special Magistrate

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**Attachments**

Order Determining Violation

Order Assessing Fine and Imposing Lien

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**Form Review**

Form Started By: Katherine Calderon

Started On: 01/06/2025 03:20 PM

**SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 13-0575

RE: Violation of Section(s): 5-368 (1) (4) Property Maintenance, 16-46, 16-47, 16-48 (1) (5) Outside Storage, 22-187 (13) b. Landscape Maintenance

Violator: JERNER & ASSOCIATES INC  
110 SW 5TH ST  
STUART, FL 34994

Property Address: 705 BOSTON AVE Tax ID #: 2410-705-0013-000/3  
Legal Description: CANNING CO'S S/D BEG AT PT 196.6FT N AND 110 FT W OF SE COR LOT 5,  
BEING ON S LI OF BOSTON AV AS NOW LOCATED, TH W 100 FT, TH S 56.6 FT, TH E

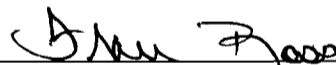
ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 07, 2013, 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 JERNER & ASSOCIATES INC failed to repair or replace all broken windows, repair the detached structure, remove plywood, doors, tents and all other miscellaneous items which are prohibited from being stored outside, cut all grass and weed as necessary in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00. Contact the Building Department at (772) 467-3000 to get information on permits which may be required to comply these violations.

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, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

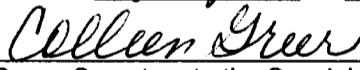
**The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.**

DONE AND ORDERED this 22nd day of August, 2013, NUNC PRO TUNC  
August 7, 2013.

  
\_\_\_\_\_  
Fran Ross, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS

22nd DAY OF August, 2013.

  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate

**SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA**

Case #: 13-0575

RE: Violation of Section(s): 5-368 (1) (4), 16-46, 16-47, 16-48 (1) (5), 22-187 (13) (B)

Violator: JERNER & ASSOCIATES INC  
110 SW 5TH ST  
STUART, FL 34994

Property Address: 705 BOSTON AVE  
Tax ID #: 2410-705-0013-000/3

Legal Description: CANNING CO'S S/D BEG AT PT 196.6FT N AND 110 FT W OF SE COR LOT 5,  
BEING ON S LI OF BOSTON AV AS NOW LOCATED, TH W 100 FT, TH S 56.6 FT, TH E

ORDER ASSESSING FINE AND IMPOSING LIEN

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on August 07, 2013 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated August 07, 2013 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

**ORDERED AND ADJUDGED** that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from August 14, 2013 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

**DONE AND ORDERED** this 24th day of January, 2014.

Fran Ross  
Fran Ross, Special Magistrate

ATTEST:

Synda W. Cox  
CITY CLERK

Mail to:  
City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Ft. Pierce, FL 34954

DATED: 1-28-14