

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Tuesday, February 4, 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
NOOP-2024-9	211 Avenue A	Heather Debevec

2.

Case Number:	CE-2024-00065	Investigating Officer:	Heather Debevec
Violation Location:	1610 Seaway Drive		

3.

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-8	N US Highway 1 (240371400010002)	Heather Debevec

4.

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-9	112 N 11th ST (2409-519-0010-000-7)	Manuel Fernandez Jr.

5.

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-00007	513 N 26th Street	Charmaine Kirkland

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

D. **PUBLIC HEARING - OTHER CASES**

1.

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-00010	322 N 12th ST (2409-516-0042-000-1)	Manuel Fernandez Jr.

2.

Case No:	Violation Location (Address PID #)	Investigating Officer
USB-2025-1	1105 Avenue D	Heather Debevec

3.	Case No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-1	1717 S US Highway 1 #9	Heather Debevec

4.	Case No:	Violation Location (Address PID #)	Investigating Officer
	LTCL-2025-3	1026 Martinique Ave	Charmaine Kirkland

5. **OLD BUSINESS**

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

1.	Case Number:	24-1141	Investigating Officer:	Heather Debevec
	Violation Location:	436 N 11th St		

2.	Case Number:	23-2379	Investigating Officer:	Heather Debevec
	Violation Location:	202 Gardenia Ave		

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

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: 02/04/2025

Re: Case# NOOP-2024-9 - 211 Avenue A

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-9	211 Avenue A	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 30, 2024	NOV Service Method: regular and certified mail posted to vehicle
NTA Issued Date: December 31, 2024	NTA Service Method: regular and certified mail posted to vehicle
Posting Date: December 31, 2024	Last Inspection Date: February 3, 2025

OWNER:

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

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

RECOMMENDATION:

The city requests that the Special Magistrate finds:

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 February 12, 2025 to:
 - Per the Notice of Violation, ensure all vehicles can safely and legally operate on a roadway.
4. 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 assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/30/2025

Started On: 12/30/2024 04:21 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 02/04/2025

Re: Case# CE-2024-65 - 1610 Seaway Dr

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

Information

SUBJECT:

Case Number:	CE-2024-00065	Investigating Officer:	Heather Debevec
Violation Location:	1610 Seaway Drive		

CASE INFORMATION:

Case Type:	Code Enforcement - COMPLIED
NOV Issue Date:	September 6, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	December 11, 2024
NTA Service Method:	Certified mail / Posted at property
Posting Date:	December 26, 2024
Last Inspection Date:	January 6, 2025
REPEAT INFO:	

OWNER:

OWNER: Pamela R Wolters (LF EST) 1610 Binney DR Ft Pierce, FL 34949	
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VIOLATIONS:

123-37(12) - Landscape maintenance
30-28(c) - SW: Containers - When placed

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 15, 2025 to
 - Trim trees back from the sidewalk access.
 - Remove trash, yard, and recycle bins from the front of the home on non-collection days.
2. Failure to comply by the date ordered will result in a fine of \$150.00 per day being assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/06/2025

Started On: 11/15/2024 03:04 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 02/04/2025

Re: Case# CE-2024-8 - N US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2024-8	N US Highway 1 (240371400010002)	Heather Debevec

CASE INFORMATION:

Case Type: Non Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 26, 2024	NOV Service Method: regular and certified mail, posted to vehicle
NTA Issued Date: December 30, 2024	NTA Service Method: regular and certified mail, posted to vehicle
Posting Date: December 30, 2024	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Stallmur Properties LLC	
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VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate finds:

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 February 13, 2025 to:
 - Ensure all vehicles are safely and legally operable on a roadway.
4. 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 assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/30/2025

Started On: 12/26/2024 01:29 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 02/04/2025

Re: Case# LTCL-2024-9 - 112 N 11th ST

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-9	112 N 11th ST (2409-519-0010-000-7)	Manuel Fernandez Jr.

CASE INFORMATION:

Case Type: Lot Clearing - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: December 19, 2024	NOV Service Method: Certified and Regular Mailing and Posted on the property
NTA Issued Date: December 19, 2024	NTA Service Method: Certified and Regular Mailing and Posted on the property
Posting Date: December 19, 2024	Last Inspection Date:

OWNER:

OWNER: Jeanne Arias 223 N 2nd ST Fort Pierce, FL 34950	
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3-acre properties
IMPC 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 15, 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.
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.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 01/30/2025

Started On: 12/26/2024 10:44 AM

Special Magistrate Hearing**3. B. 5.****Meeting Date:** 02/04/2025**Re:** Case# NOOP-2025-7 - 513 N 26th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-00007	513 N 26th Street	Charmaine Kirkland

CASE INFORMATION:

Case Type: Non-Operative Vehicle - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 09, 2025	NOV Service Method: Certified, Regular Mail and Posted on Vehicle
NTA Issued Date: January 14, 2025	NTA Service Method: Certified, Regular Mail and Posted on Vehicle
Posting Date: January 14, 2025	Last Inspection Date: February 1, 2025

OWNER:

OWNER: John Charles Brown Valarie Jean Sneed Cheryl Jean Brown 2003 Avenue Q Fort Pierce, FL 34950	ADDITIONAL PARTY: Willie C Smith Jr 3101 Jersey Ct Fort Pierce, FL 34947
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VIOLATIONS:

Violation: 24-19(15)(c)- Non-operable vehicles

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 February 11, 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: Charmaine Kirkland

Started On: 01/14/2025 10:59 AM

Final Approval Date: 01/30/2025

Special Magistrate Hearing

4. D. 1.

Meeting Date: 02/04/2025

Re: Case# LTCL-2024-10 - 322 N 12th ST

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2024-00010	322 N 12th ST (2409-516-0042-000-1)	Manuel Fernandez Jr.

CASE INFORMATION:

Case Type: Lot Clearing	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 2, 2025	NOV Service Method: Certified and Regular Mailing and Posted on the Property
NTA Issued Date: January 2, 2025	NTA Service Method: Certified and Regular Mailing and Posted on the Property
Posting Date: January 2, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Charlene Cristina 1842 SE Floresta DR Port St. Lucie, FL 34983	
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VIOLATIONS:

24-19(11)(a)(b) - Nuisances: Landscaping Requirements - for less than 3 acre properties
IMPC 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 **February 11, 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: Manuel Fernandez, Jr.

Started On: 12/31/2024 12:50 PM

Final Approval Date: 01/29/2025

Special Magistrate Hearing

4. D. 2.

Meeting Date: 02/04/2025

Re: Case# USB-2025-1 - 1105 Avenue D

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
USB-2025-1	1105 Avenue D	Heather Debevec

CASE INFORMATION:

Case Type: Board Up	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 2, 2025	NOV Service Method: Certified and regular mail, posted to the property
NTA Issued Date: January 3, 2025	NTA Service Method: Certified and regular mail, posted to the property
Posting Date: January 3, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Karla Zevallos 1535 Miller RD Coral Gables, FL 33164	
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VIOLATIONS:

24-19(16) - Nuisances - Unsafe structures
 24-19(5) - Nuisances - Unlawful condition
 IPMC 301.3 - Vacant Structures and Land Vacant

RECOMMENDATION:

The city requests that the Special Magistrate finds:

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 **February 11, 2025** to:
 - Secure all openings of the structure according to the code.
4. 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 assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 01/02/2025 03:05 PM

Final Approval Date: 01/30/2025

Special Magistrate Hearing

4. D. 3.

Meeting Date: 02/04/2025

Re: Case# NOOP-2025-1 - 1717 S US Highway 1 #9

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-1	1717 S US Highway 1 #9	Heather Debevec

CASE INFORMATION:

Case Type: Non-Operative Vehicle	If REPEAT, Prior Hearing Date:
NOV Issued Date: January 7, 2025	NOV Service Method: Certified and regular mail, posted to vehicle
NTA Issued Date: January 7, 2025	NTA Service Method: Certified and regular mail, posted to vehicle
Posting Date: January 9, 2025	Last Inspection Date: February 3, 2025

OWNER:

OWNER: Fruteria Leon 1717 S US Highway 1 #9 Fort Pierce, FL 34950	ADDITIONAL PARTY: Salvador Leon 1023 Tortugas Ave Fort Pierce, FL 34982
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non-Operative Vehicles

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 **February 11, 2025** to:
 - Ensure all vehicles can safely and legally operate on a roadway.
4. 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.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 01/30/2025

Started On: 01/07/2025 10:50 AM

Special Magistrate Hearing

4. D. 4.

Meeting Date: 02/04/2025

Re: Case# LTCL-2025-3 - 1026 Martinique Avenue

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-3	1026 Martinique Ave	Charmaine Kirkland

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	January 09, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 10, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	January 10, 2025
Last Inspection Date:	February 1, 2025
REPEAT INFO:	

OWNER:

OWNER: Maria Morales 1005 Gatewood AVE Fort Pierce, FL 34982-4321
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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 February 11, 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: Charmaine Kirkland

Started On: 01/10/2025 09:42 AM

Final Approval Date: 01/29/2025

Special Magistrate Hearing
Meeting Date: 02/04/2025

5. A. 1.

Information

SUBJECT:

Case Number:	24-1141	Investigating Officer:	Heather Debevec
Violation Location:	436 N 11th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	May 17, 2024
NOV Service Method:	Regular Mail
NTA ISSUED DATE:	August 10, 2024
NTA SERVICE METHOD:	Certified and Regular Mail and Posted Property

OWNER:

VIOLATOR: COMMON WEALTH TRUST SERVICES LLC (TR) 122 E LAKE AVE LONGWOOD, FL 32750-5441	OTHER: PROGRESSION PROPERTIES, LLC 2415 LAKE IBIS LN SW VERO BEACH, FL 32962
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VIOLATIONS:

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

FINDINGS/ORDER:

September 11, 2024 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.
November 14, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
November 22, 2024 - Massey letter sent to owner
December 3, 2024 - Received request for Massey hearing
Property remains out of compliance.
Balance as of 1/29/25: \$19,270.00

ACTION DATES:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Placed the house numbers on property to be visible from the street.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Order Determining Violation and Affidavit of Non CM
Request

Form Review

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/29/2025, 9:31 AM

Property Identification

Site Address: 436 N 11TH ST
 Map ID: 24/09N
 Parcel ID: 2409-501-0178-000-7
 Zoning: Medium Den
 Account #: 21183
 Use Type: 0800
 Sec/Town/Range: 09/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Common Wealth Trust Services LLC (TR)
 122 E Lake AVE
 Longwood, FL 32750-5441

Legal Description

LINCOLN PARK NO 2 BLK 6 LOTS 12 AND 13 AND S 20 FT OF LOT 14

Current Values

Just/Market: \$67,200
 Exemptions: \$0
 Assessed: \$41,503
 Taxable: \$41,503

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$67,200	\$41,503	\$0	\$41,503
2023	\$45,100	\$37,730	\$0	\$37,730
2022	\$34,300	\$34,300	\$0	\$34,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-29-2021	4695 / 0022	0111	WD	Progression Properties LLC	\$100
02-19-2021	4562 / 1040	0137	WD	Golex Properties LLC	\$70,500
02-11-2021	4560 / 1794	0137	WD	Arias Jack	\$60,000

Primary Building Information

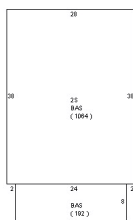
Finished Area of this building: 2,320 SF
 Gross Sketched Area: 2,320 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1924	Frame:	Grade: MFAQ	Effective Year: 1924
Primary Wall: Frm Stucco	Story Height: 2 Story	No. Units: 2	Secondary Wall: Abs Shingle

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 3	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):	2,320
Gross Sketched Area (SF):	2,320
Land Size (acres):	0.26
Land Size (SF):	11,369
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 24-00001141

Violator: COMMON WEALTH TRUST SERVICES LLC (TR)
122 E LAKE AVE
LONGWOOD, FL 32750

Property Address: 436 N 11TH ST
Tax ID #: 2409-501-0178-000/7
Legal Description: LINCOLN PARK NO 2 BLK 6 LOTS 12 AND 13 AND S 20 FT OF LOT 14

RE: Violation of Section(s): IPMC 304.3 Address identification, IPMC 304.2 Protective treatment, IPMC 302.3 Sidewalks and driveways, IPMC 304.6 Exterior walls, IPMC 304.13 Window, skylight, and door frames, IPMC 304.7 Roofs and drainage.

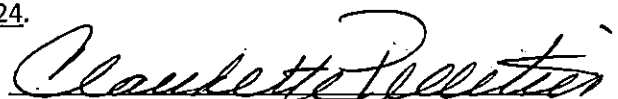
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 11, 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 COMMON WEALTH TRUST SERVICES LLC 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 name violator is ordered to take the following corrective actions:
 - a. Place house numbers to be visible from the street.
 - b. Pressure wash the home, stairways, and walkways where discolored.
 - c. Paint the home where discolored, peeling, and bare wood is showing.
 - d. Obtain a permit to repair the cracks and missing chunks of the driveway and sidewalk and adhere to all conditions of the permit.
 - e. Obtain a permit to repair or replace the missing siding on the home and adhere to all conditions of the permit.
 - f. Obtain a permit to repair or replace the window and door frames where they are missing or damaged and adhere to all conditions of the permit.
 - g. Obtain a permit to repair or replace the rotting fascia boards, and repair the roof and adhere to all conditions of the permit.
2. In the event the violation is not remedied within 60 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 \$250.00.
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 16th day of September, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
16th DAY OF September, 2024.

Katherine Calderon

Katherine Calderon, Code Enforcement Clerk

C0127655



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 436 N 11th ST

CASE NO: 24-1141

IN THE MATTER OF: Common Wealth Trust Services LLC (TR)
122 E Lake Ave
Longwood, FL 32750

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 September 16, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: November 13, 2024.

In accordance with the Order of Violation fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 14 day of November, 2024.

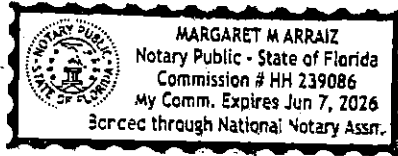
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 14th day of November, 2024.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied

Progression Properties, LLC

Progressive Real Estate Development Co.
2415 Lake Ibis Lane sw, Vero Beach, FL 32962
Phone: 407-257-1678; *Fax:* 772-257-6908
Email: progressionpropertiesllc@gmail.com
www.progressionproperties.net



12/3/2024

Margaret M. Arraiz
Director of Community Response
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, Florida 34950

Case # 24-1141

Dear Ms. Arriaz:

This letter serves to acknowledge receipt of your Notice of Violation for property located at 436 N. 11th Street, Tax ID #: 2409-501-0178-000/7 for violation of the Special Magistrate Order and the fine of \$250.00 a day dated November 22, 2024. I disagree with the findings of the imposed \$250.00 per day fine because I am diligently working to secure the necessary permits to continue the renovation of the property; and was instructed to request in writing an extension of time.

On September 11, 2024, I appeared before the Special Magistrate on the listed violations in the November 22, 2024 dated letter. The Special Magistrate ordered the numbering on the property and pressure washing to the exterior to be remediated; and a 60-day timeframe to make corrective action of the Items 1.c. – 1.g of order. Items 1. a. was corrected and 1.b. was scheduled; however, due to inclement weather and scheduling, pressure washing of the exterior had not taken place at the time of the review. I am writing to request an extension of time for permit issuance that will correct the identified violations, Items 1.c. – 1.g.

If you have any questions, please contact me via email at progressionpropertiesllc@gmail.com or call me at (407) 257-1678.

Sincerely,

A handwritten signature in black ink that reads "Pamela C. Wright".

Pamela C. Wright

c: Common Wealth Trust Services

Handwritten initials in red ink, possibly "M.A.", located in the bottom right corner of the page.

Special Magistrate Hearing
Meeting Date: 02/04/2025

5. A. 2.

Information

SUBJECT:

Case Number:	23-2379	Investigating Officer:	Heather Debevec
Violation Location:	202 Gardenia Ave		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	August 18, 2023
NOV Service Method:	Regular Mail
NTA ISSUED DATE:	September 27, 2023
NTA SERVICE METHOD:	Certified Mail

OWNER:

VIOLATOR: DARRYL B GILLIAM AIDA I ESQUIVEL 202 GARDENIA AVE FORT PIERCE, FL 34982-3413	
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VIOLATIONS:

IPMC 702.4 Emergency escape openings (covered windows)
Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

FINDINGS/ORDER:

November 1, 2023 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.
November 30, 2023 - Extension of time granted
February 23, 2024 - Affidavit of Partial and Non-Compliance issued. Daily fines started.
April 2, 2024 - Massey letter (fines running) sent to owner
June 5, 2024 - Affidavit of Compliance issued. Fines stopped
August 5, 2024 - Massey letter (fines stopped) sent to owner
December 19, 2024 - Received Massey request
Balance: \$8,930.00

ACTION DATES:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: Removed items from carport and removed shutters
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Request
Administration fees

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 01/30/2025

Started On: 01/29/2025 08:30 AM

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

Property Identification

Site Address: 202 Parcel ID: 2422-504-0126- Account #: 30041 Sec/Town/Range:
 GARDENIA AVE 000-8 22/35S/40E
 Map ID: 24/22N Zoning: SF Moderat Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Darryl B Gilliam
 Aida I Esquivel
 202 Gardenia AVE
 Fort Pierce, FL 34982-3413

Legal Description

SUNSET PARK BLK 9 LOT 10 (OR 4249-556)

Current Values

Just/Market: \$165,400 Assessed: \$146,378
 Exemptions: \$50,000 Taxable: \$96,378

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$165,400	\$146,378	\$50,000	\$96,378
2023	\$184,400	\$142,115	\$50,000	\$92,115
2022	\$145,300	\$137,976	\$50,000	\$87,976

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-28-2019	4249 / 0556	0001	WD	Medard McKelly	\$115,000
07-21-2016	3894 / 2938	0001	WD	Makowski Mary E	\$97,000
07-21-2016	3894 / 2938	0001	WD	Taylor William	\$97,000

Primary Building Information

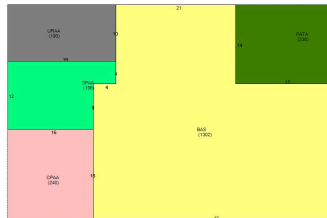
Finished Area of this building: 1,302 SF
 Gross Sketched Area: 2,166 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: SFAV
 Year Built: 1959 Frame: Grade: SFAV-Fair Effective Year: 1959
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100% Electric: AVERAGE Primary Int Wall:
 Full Baths: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,302
Gross Sketched Area (SF):	2,166
Land Size (acres):	0.19
Land Size (SF):	8,450
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	113	1999
Driv-Concret	1	500	1999
UTILITY AVG	1	80	2019
UTILITY AVG	1	80	2019
Fen WoodSB 6'	1	246	2019

To Whom it may Concern

12-20-2024

I Darryl Gilliam am the owner of
202 Gardenia Ave. I have 2 Liens
On my property and want to
request a hearing for reduction of
fee & fines.

darryl.gilliam@yahoo.com
772 985 3420



RECEIVED

DEC 19 2024

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Administrative Cost Estimator

1/30/2025

Property Address: 202 Gardenia Ave (23-2379)

Date case originated: 8/29/2023

Date case complied: 7/4/2024

Total time: 10 months

Number of Hearings

Violation Hearings:	<u>1</u>
Massey Hearings:	<u>1</u>
Lien Reduction Hearings:	<u>0</u>

Nuisance Abatement cases - charges and fees

Charge from vendor:	\$	-
Administration fee:	\$	-

Mailing Expense

Regular 1st Class:	\$0.63	<u>4</u>	\$2.52
Certified Mail:	\$9.00	<u>1</u>	\$9.00

Photographs (per page)	\$0.50	<u>23</u>	\$11.50
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Follow up and Insections	\$75.00	<u>7</u>	\$525.00
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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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Total Estimated Cost: \$ 1,198.02