

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 19, 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 Number:	CE-2025-00021	Investigating Officer:	Charmaine Kirkland
Violation Location:	1620 S 27th St		

2.

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-13	N US Highway 1 (240371400010002)	Heather Debevec

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - CITATION APPEALS**

6. **PUBLIC HEARINGS - VIOLATION CASES**

0.

Case Number:	CE-2024-00118	Investigating Officer:	Charmaine Kirkland
Violation Location:	1812 S 27th St		

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

0.

Case Number:	LTCL-2024-37	Investigating Officer:	Peggy Arraiz
Violation Location:	910 N 13th St		

0.

Case Number:	LTCL-2024-177	Investigating Officer:	Peggy Arraiz
Violation Location:	1012 N 13th St		

0.

Case Number:	LTCL-2024-63	Investigating Officer:	Peggy Arraiz
Violation Location:	N 14th St		

0.

Case Number:	24-1173	Investigating Officer:	Peggy Arraiz
Violation Location:	108 Roselyn Ave		

0.

Case Number:	24-1147	Investigating Officer:	Peggy Arraiz
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Violation Location:	432 N 11th St
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- 8. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**
- 9. **OTHER CASES**
- 10. **NEW BUSINESS**
- 11. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Hearing

3. B. 1.

Meeting Date: 02/19/2025

Re: Case# CE-2025-00021 - 1620 S 27th St

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

Information

SUBJECT:

Case Number:	CE-2025-00021	Investigating Officer:	Charmaine Kirkland
Violation Location:	1620 S 27th St		

CASE INFORMATION:

Case Type:	Regular - COMPLIED	
NOV Issue Date:	January 09, 2025	
NOV Service Method:	Regular mail	
NTA Issue Date:		
NTA Service Method	Regular mail / Certified mail / Posted at property	
Posting Date:		
Last Inspection Date:		
REPEAT INFO:		

OWNER:

Owner:	Kenneth Gordon Holden 1620 S 27th St Fort Pierce, FL 34947	
Additional Party:		

VIOLATIONS:

123-37(12) - Landscape Maintenance

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 10 days to:
 - Cut all weeds and shrubs from the fence line throughout 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: 02/14/2025

Started On: 01/29/2025 11:32 AM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 02/19/2025

Re: NOOP-2025-13- N US Highway 1

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-13	N US Highway 1 (240371400010002)	Heather Debevec

CASE INFORMATION:

Case Type:	If REPEAT, Prior Hearing Date:
Non Operative Vehicles - COMPLIED	
NOV Issued Date:	NOV Service Method:
January 17, 2025	certified and regular mail posted to vehicle
NTA Issued Date:	NTA Service Method:
January 17, 2025	certified and regular mail posted to vehicle
Posting Date:	Last Inspection Date:
January 31, 2025	February 17, 2025

OWNER:

OWNER: Stallmur Properties LLC 2400 S Ocean Dr 4200D Ft. Pierce, FL 34949	ADDITIONAL PARTY: Hoyt Murphy Jr 2400 S OCEAN DR 4200D FORT PIERCE, FL 34949
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VIOLATIONS:

24-19(15)(c) - Nuisances: Non Operative 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 February 26, 2025 to:
 - Per the Notice of Violation, ensure all vehicles can safely and lagally operate on a public 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: 02/14/2025

Started On: 01/17/2025 11:45 AM

Special Magistrate Hearing

6. 0.

Meeting Date: 02/19/2025

Re: Case # CE-2024-118 - 1812 S 27th St

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

Information

SUBJECT:

Case Number:	CE-2024-00118	Investigating Officer:	Charmaine Kirkland
Violation Location:	1812 S 27th St		

CASE INFORMATION:

Case Type:	Regular
NOV Issue Date:	November 25, 2024
NOV Service Method:	Regular mail
NTA Issue Date:	January 29, 2025
NTA Service Method	Certified mail / Posted at property
Posting Date:	February 7, 2025
Last Inspection Date:	February 15, 2025
REPEAT INFO:	

OWNER:

Owner: Katrina A McGathey Buccaneer Building Corp 1812 S 27th St Fort Pierce, FL 34947-4727
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VIOLATIONS:

123-37 (12)- Landscape maintenance
24-19(6)(a)(c)- 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 10 days to:
 - Cut the grass and trim all landscaping, including bushes, trees and shrubs.
 - Remove all boxes, milk crates, concrete blocks and wood pallets.
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
Final Approval Date: 02/14/2025

Started On: 01/24/2025 01:59 PM

Information

SUBJECT:

Case Number:	LTCL-2024-37	Investigating Officer:	Peggy Arraiz
Violation Location:	910 N 13th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	July 27, 2024
NOV Service Method:	Certified/Regular Mail/Property Posted
NTA ISSUED DATE:	August 05, 2024
NTA SERVICE METHOD:	Certified/Regular Mail/Property Posted

OWNER:

VIOLATOR: FPD OZ Land Holdings LLC 603 E Fort King St Ocala, FL 34471	ADDITIONAL PARTY INFO: Adam Ramsay 603 E Fort King St Ocala, FL 34471
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VIOLATIONS:

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

FINDINGS/ORDER:

August 21, 2024 - Special Magistrate Pelletier found the owners in violation and gave 7 days to comply or be fined \$100 daily.
September 9, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
December 5, 2024 - Affidavit of Compliance issued. Fines stopped.
December 27, 2024 - Massey letter sent to owner
January 25, 2025 - Received Massey request
Balance: \$9,675.00

ACTION DATES:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: The City took the necessary steps to abate the nuisance.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Request
Order Determining Violation and Affidavit of Non CM
Affidavit of CM
Massey Notice
Before and After Photos

Form Review

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

Property Identification

Site Address: 910 N 13TH ST Map ID: 24/04S	Parcel ID: 2404-804-0039- 000-6 Zoning: Neighborho	Account #: 17749 Use Type: 1000	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
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Ownership

FPD OZ LAND HOLDINGS LLC
603 E Fort King ST
Ocala, FL 34471-2235

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 2 LOT 19

Current Values

Just/Market: \$15,400	Assessed: \$15,400
Exemptions: \$0	Taxable: \$15,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$15,400	\$15,400	\$0	\$15,400
2023	\$7,700	\$7,700	\$0	\$7,700
2022	\$7,700	\$7,700	\$0	\$7,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-04-2023	4987 / 2001	0001	SPWD	Miller Sr Alvin E	\$20,000
11-27-2013	3587 / 2801	0117	WD	Love Center Regeneration Ministries Inc	\$7,500
01-20-2009	3055 / 2377	0117	WD	Baptiste Jean P	\$36,000

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):	0.18
Land Size (SF):	7,700
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Katherine Calderon

From: Peggy Arraiz
Sent: Monday, January 27, 2025 8:29 AM
To: Adam Ramsay; Katherine Calderon
Cc: Heather Debevec
Subject: RE: 910 N 13th Street - ID # 2404-804-0039-000-6

Good morning,

Thank you for your response. [@Katherine Calderon](#), please communicate with Mr. Ramsay to have this matter scheduled for a hearing to address the fines.

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: Adam Ramsay <adam@workspace-collective.com>
Sent: Saturday, January 25, 2025 8:40 AM
To: Peggy Arraiz <parraiz@cityoffortpierce.com>
Cc: Heather Debevec <hdebevec@cityoffortpierce.com>
Subject: FW: 910 N 13th Street - ID # 2404-804-0039-000-6
Importance: High

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.

Hi Margaret,

I'm writing in response to Case # LTCL-2024-000037.

I just received iNV-2024-00008846. I understand the due date has passed, but we would like to contest this fine and remedy this issue asap. We have a lawn service company that has been attending to our 5 lots in the area and to find that this was never handled is troubling. We are not local owners, so I'm not able to drive by to spot check so this comes as a surprise that this lot has not been handled properly.

What steps can we take to immediately rectify this situation?

I apologize that this lot has not been taken care of and we will take care of this 1st of this coming week.

I've attached Heather Debevec on this email as I have worked with her on some other issues and have gotten the properties taken care of.

I appreciate your understanding on this matter. Thank you, Adam



WORKSPACE
COLLECTIVE

Adam Ramsay

adam@workspace-collective.com

321-704-2840 Cell

352-329-2920 Office

Work. Grow. Thrive.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Violator: FPD OZ LAND HOLDINGS LLC CASE #: LTCL-2024-37
603 E FORT KING ST
OCALA, FL 34471

Property Address: 910 N 13TH ST
Tax ID #: 2404-804-0039-000-6
Legal Description: NOBLES AND NOTTINGHAM S/D BLK 2 LOT 19

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.

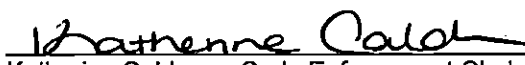
Accordingly it is ORDERED as follows:

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.

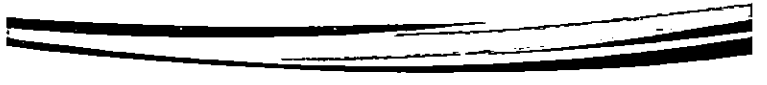

Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, FPD OZ LAND HOLDINGS LLC, 603 E FORT KING ST, OCALA, FL 34471, ADAM RAMSAY, 603 E FORT KINGS ST, OCALA, FL 34471 on this 23 day of August, 2024.


Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



AFFIDAVIT OF NON-COMPLIANCE

RE: 910 N 13th St

CASE NO: LTCL-2024-37

IN THE MATTER OF: FPD OZ LAND HOLDINGS LLC
603 E FORT KING ST
OCALA, FL 34471

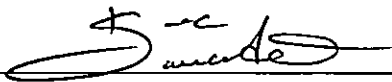
BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

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 09, 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 10th day of September, 2024.



Isaac Saucedo, Code Enforcement Officer

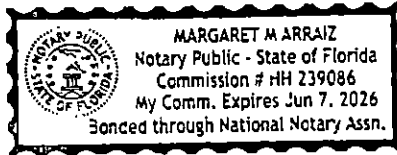
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 10th day of September, 2024.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



2553 S Jenkins Rd



AFFIDAVIT OF COMPLIANCE

RE: **910 N 13th St**
CASE NO: **LTCL-2024-37**

IN THE MATTER OF: **FPD OZ LAND HOLDINGS LLC**
603 E FORT KING ST
OCALA, FL 34471

BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, 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 above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on August 23rd, 2024 as of this date: Dec 5th, 2024.

 The fines referenced in the Order Determining Violation were not initiated.

 x Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in 5210 Page 48. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

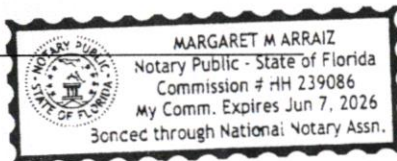
DATED this 19th day of December, 2024.

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 19th day of December, 2024.

NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5427514 01/07/2025 01:22:24 PM
OR BOOK 5254 PAGE 1089 - 1089 Doc Type: AFF
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

December 27, 2024

FPD OZ Land Holding LLC
603 E Fort King Street
Ocala, FL 34471

Property address: 910 N 13th Street
Tax ID #: 2404-804-0039-000-6

Re: Case # LTCL-2024-000037

Dear property owner(s):

This correspondence is to inform you that the property referenced above was not in compliance with the Special Magistrate's Order Determining Violation and Mandating Abatement of Nuisance issued on August 23, 2024 (copy attached).

A daily fine of \$100.00 per day was initiated on September 9, 2024. Additionally, pursuant to the Order, the City hired a vendor to abate the nuisance and bring the property into compliance, the cost of which has been assessed against the property.

Please see the attached Invoice # INV-2024-00008846 for additional details on the amount due.

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 have any questions, please call our office at (772) 467-3720.

Sincerely,

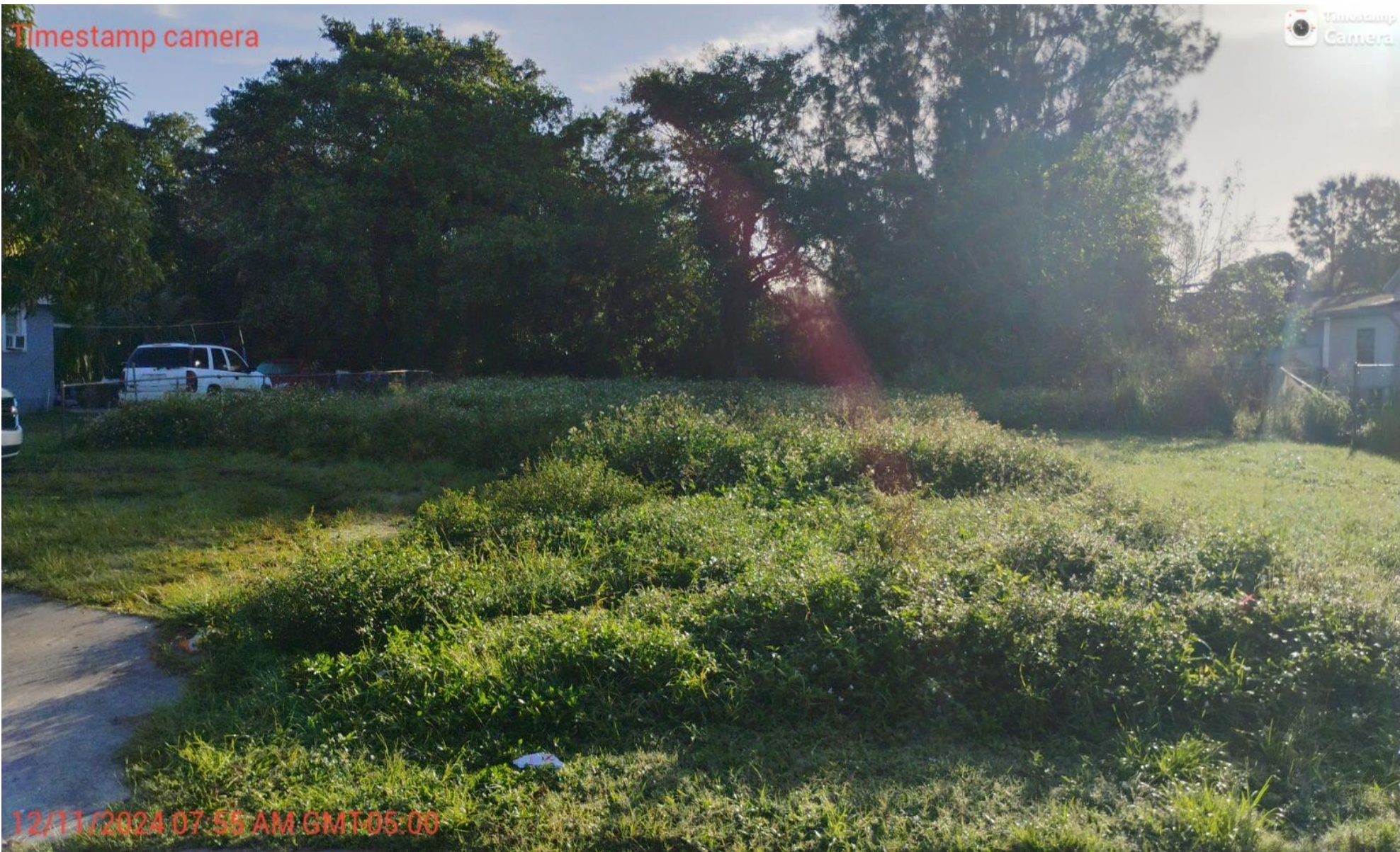
Margaret M. (Peggy) Arraiz
Director of Community Response
EM: parraiz@cityoffortpierce.com

NOTICE - Massey complied BY VENDOR

Timestamp camera



12/11/2024 07:58 AM GMT05:00



Timestamp camera



05/12/2024 08:56 AM GMT-05:00



Information

SUBJECT:

Case Number:	LTCL-2024-177	Investigating Officer:	Peggy Arraiz
Violation Location:	1012 N 13th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	September 18, 2024
NOV Service Method:	Certified/Regular Mail/Property Posted
NTA ISSUED DATE:	September 18, 2024
NTA SERVICE METHOD:	Certified/Regular Mail/Property Posted

OWNER:

VIOLATOR: Joseph C Mercer Valerie J Mercer 1108 Avenue D Fort Pierce, FL 34950-2925	
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VIOLATIONS:

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

FINDINGS/ORDER:

October 2, 2024 - Special Magistrate Pelletier found the owners in violation and gave 7 days to comply or be fined \$100 daily.
October 17, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
December 5, 2024 - Affidavit of Compliance issued. Fines stopped.
December 27, 2024 - Massey letter sent to owner
January 6, 2025 - Received Massey request
Balance: \$5,750.00

ACTION DATES:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: The City took the necessary steps to abate the nuisance.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Request
Order Determining Violation and Affidavit of Non CM
Affidavit of CM
Massey Notice
Before and After Photos

Form Review

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/31/2025, 3:36 PM

Property Identification

Site Address: 1012 N 13TH	Parcel ID: 2404-804-0010-	Account #: 133005	Sec/Town/Range:
ST	010-0		04/35S/40E
Map ID: 24/04S	Zoning: Medium Den	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

Joseph C Mercer
 Valerie J Mercer
 1108 Avenue D
 Fort Pierce, FL 34950-2925

Legal Description

NOBLES AND NOTTINGHAM S/D BLK 1 LOT 10-LESS W
 5 FT- (MAP 24/04S)(OR 904-1847)

Current Values

Just/Market:	\$20,700	Assessed:	\$3,705
Exemptions:	\$0	Taxable:	\$3,705

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$20,700	\$3,705	\$0	\$3,705
2023	\$18,800	\$3,369	\$0	\$3,369
2022	\$14,100	\$3,063	\$0	\$3,063

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-06-1994	0904 / 1847	XX00	WD	Monroe Eula	\$3,000
07-16-1992	0799 / 2803	XX01	WD	Bobby Ellis	\$100
02-28-1992	0778 / 0486	XX01	WD		\$2,500

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):	0.2
Land Size (SF):	8,750
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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I Josep Metcar

Request A Hearing

Yosh

1012 N. 135th
LTCL-24-177 (15)

1108 AVE D
772-227-8289

RECEIVED

JAN - 6 2025

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

VIOLATOR: JOSEPH C MERCER
VALERIE J MERCER
1108 AVENUE D
FORT PIERCE, FL 34950-2925

CASE #: LTCL-2024-177

Property Address: 1012 N 13TH ST
Tax ID #: 2404-804-0010-010-0
Legal Description: NOBLES AND NOTTINGHAM S/D BLK 1 LOT 10-LESS W 5 FT- (MAP 24/04S)

ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE

THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on October 02, 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 was not present at the hearing; 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.
 - c. Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
2. In the event the violation is not remedied by October 09, 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 2nd day of October, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, JOSEPH C MERCER, VALERIE J MERCER, 1108 AVENUE D, FORT PIERCE, FL 34950-2925 on this 2nd day of October, 2024.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 1012 N 13th St

CASE NO: LTCL-2024-177

IN THE MATTER OF: Joseph C Mercer
Valerie J Mercer
1108 Avenue D
Fort Pierce, FL 34950

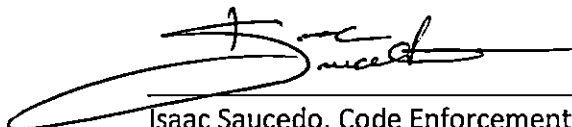
BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated October 02, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: October 17, 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 17th day of October, 2024.

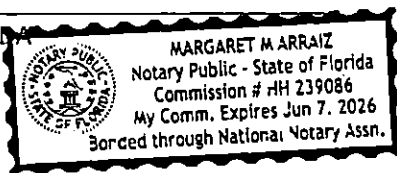

Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 17th day of October, 20 24.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: **1012 N 13th ST**
 CASE NO: **LTCL-2024-177**

IN THE MATTER OF: Joseph C Mercer
 Valerie J Mercer
 1108 Avenue D
 Fort Pierce, FL 34950

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

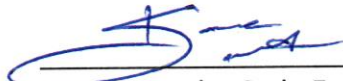
That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on October 2nd, 2024 as of this date: Dec 5th, 2024.

 The fines referenced in the Order Determining Violation were not initiated.

 x Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5224 Page 1889. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

DATED this 19th day of December, 2024.

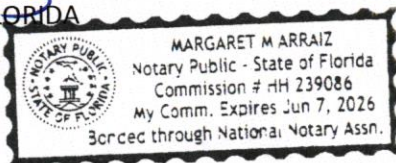

 Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 19th day of December, 2024.


 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5427519 01/07/2025 01:22:24 PM
 OR BOOK 5254 PAGE 1094 - 1094 Doc Type: AFF
 RECORDING: \$10.00



December 27, 2024

Joseph C Mercer
Valerie J Mercer
1108 Avenue D
Fort Pierce, FL 34950

Property address: 1012 N 13th Street
Tax ID #: 2404-804-0010-010-0

Re: Case # LTCL-2024-000177

Dear property owner(s):

This correspondence is to inform you that the property referenced above was not in compliance with the Special Magistrate's Order Determining Violation and Mandating Abatement of Nuisance issued on October 2, 2024 (copy attached).

A daily fine of \$100.00 per day was initiated on October 17, 2024. Additionally, pursuant to the Order, the City hired a vendor to abate the nuisance and bring the property into compliance, the cost of which has been assessed against the property.

Please see the attached Invoice # INV-2024-00008813 for additional details on the amount due.

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 have any questions, please call our office at (772) 467-3720.

Sincerely,

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

Timestamp camera



12/11/2024 07:48 AM GMT-05:00



Timestamp camera



05/12/2024 08:40 AM GMT-05:00

Information

SUBJECT:

Case Number:	LTCL-2024-63	Investigating Officer:	Peggy Arraiz
Violation Location:	N 14th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	July 30, 2024
NOV Service Method:	Certified/Regular Mail/Property Posted
NTA ISSUED DATE:	July 30, 2024
NTA SERVICE METHOD:	Certified/Regular Mail/Property Posted

OWNER:

VIOLATOR: Thom Debeck PO Box 651302 ST Vero Beach, FL 32965-1302
--

VIOLATIONS:

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

FINDINGS/ORDER:

August 14, 2024 - Special Magistrate Pelletier found the owners in violation and gave 7 days to comply or be fined \$100 daily.
September 25, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
December 12, 2024 - Affidavit of Compliance issued. Fines stopped.
December 27, 2024 - Massey letter sent to owner
January 21, 2025 - Received Massey request
Balance: \$8,800.00

ACTION DATES:

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: The City took the necessary steps to abate the nuisance.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Request
Order Determining Violation and Affidavit of Non CM
Property Card

Form Review

RECEIVED

JAN 21 2025

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

[Signature]
- OK To
Move to water
1-23-25

Jan 21st, 2025

TO: Kathy

As per your letter dated 12/27/24 and extended to today, 1/21/25 per Margaret M Arraiz, I then DeBeek Request a hearing Re Case # LTCI-2024-000063 on my property which was penalized for not being maintained.

The reason I disagree with this fine is twofold. First your address on fine for me is outdated and incorrect. Therefore, I never received notice. Second reason, when or upon my inspection originally I did clean the property, had it maintained but was UNAWARE that I had to tell you! I seen the sign you posted in an ANT'S NEST, stepped in it. Ouch! And hired a local to clean it and maintain it.

THANKS

[Signature]
D. Beek



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Violator: THOM DEBECK CASE #: LTCL-2024-000063
8581 NW 17TH ST
PLANTATION, FL 33322

Property Address: N 14TH ST
Tax ID #: 2409-503-0003-000/6
Legal Description: GOLDSMITH'S S/D BLK 1 LOTS 2 AND 3 AND E 7.5 FT OF VAC ALLEY ADJ ON W

ORDER DETERMINING VIOLATION AND MANDATING ABATEMENT OF NUISANCE

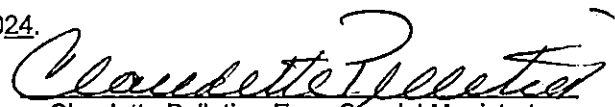
THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on August 14, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement 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 21, 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 14th day of August, 2024.


Claudette Pelletier, Esq., Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, THOM DEBECK, 8581 NW 17TH ST, PLANTATION, FL 33322 on this 14th day of August, 2024.


Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: N 14th ST (2409-503-0003-000-6)

CASE NO: LTCL2024-000063

IN THE MATTER OF: Thom Debeck
8581 NW 17th ST
Plantation, FL 33322

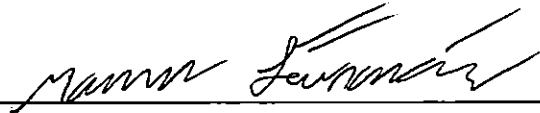
BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated August 14, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: September 19, 2024.

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

FURTHER AFFIANT SAYETH NOT.

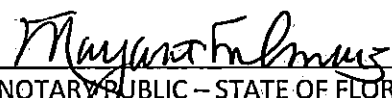
DATED this 25th day of September, 2024.



Manuel Fernandez Jr., Code Enforcement Officer

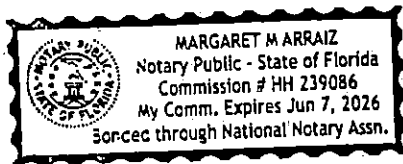
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 25th day of September, 2024.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 2/7/2025, 11:25 AM

Property Identification

Site Address: N 14TH ST Parcel ID: 2409-503-0003- Account #: 21328 Sec/Town/Range:
 000-6 Use Type: 0000 09/35S/40E
 Map ID: 24/09N Zoning: Medium Den Jurisdiction: Fort Pierce

Ownership

Thom Debeck
 PO Box 651302 ST
 Vero Beach, FL 32965-1302

Legal Description

GOLDSMITH'S S/D BLK 1 LOTS 2 AND 3 AND E 7.5 FT OF
 VAC ALLEY ADJ ON W

Current Values

Just/Market: \$31,100 Assessed: \$27,610
 Exemptions: \$0 Taxable: \$27,610

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$31,100	\$27,610	\$0	\$27,610
2023	\$25,100	\$25,100	\$0	\$25,100
2022	\$18,900	\$4,713	\$0	\$4,713

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-04-2022	4897 / 1081	0111	TXDEED	GTA Investment Group LLC	\$3,900
10-02-2006	2683 / 2335	XX00	WD	J And J Southeast Solutions	\$20,000
05-15-2006	2564 / 0760	XX00	WD	Bernadin Mirtha	\$15,000

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):	0.34
Land Size (SF):	14,792
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Special Magistrate Hearing

7. 0.

Meeting Date: 02/19/2025

Information

SUBJECT:

Case Number:	24-1173	Investigating Officer:	Peggy Arraiz
Violation Location:	108 Roselyn Ave		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	May 31, 2024
NOV Service Method:	Regular Mail
NTA ISSUED DATE:	August 10, 2024
NTA SERVICE METHOD:	Certified Mail

OWNER:

VIOLATOR: Maria Betancourt 108 Roselyn Ave Fort Pierce, FL 34982-3439

VIOLATIONS:

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

FINDINGS/ORDER:

September 11, 2024 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.
 December 17, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
 January 8, 2025 - Massey letter sent to owner
 January 22, 2025 - Received Massey request
 Property remains out of compliance.
 Balance as of 2-7-25: \$13,270.00 (still accruing)

ACTION DATES:

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Removed the trash, yard, and recycle bins from the front of the home, removed all items from public view, mowed and trimmed weeds, provided valid registration and proof of operability for the trailer and any other vehicles, refrained from parking all vehicles on grass, painted all areas of the home and shed, and repaired the damaged areas of fascia.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

- Property Card
- Request
- Order Determining Violation and Affidavit of Non CM

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/14/2025

Started On: 01/31/2025 03:33 PM

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

Property Identification

Site Address: 108 ROSELYN AVE Map ID: 24/22N	Parcel ID: 2422-504-0044- 000-9 Zoning: SF Moderat	Account #: 29969 Use Type: 0100	Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce
--	--	--	--

Ownership

Maria Betancourt
108 Roselyn AVE
Fort Pierce, FL 34982-3439

Legal Description

SUNSET PARK BLK 3 LOT 14 (OR 2123-1097)

Current Values

Just/Market:	\$115,600	Assessed:	\$115,600
Exemptions:	\$50,000	Taxable:	\$65,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$115,600	\$115,600	\$50,000	\$65,600
2023	\$128,500	\$128,500	\$0	\$128,500
2022	\$99,700	\$99,700	\$50,000	\$49,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-28-2004	2123 / 1097	XX01	QC	McEntee John D	\$37,600
10-29-1998	1180 / 2837	XX00	PRDEED	Harold Cowan	\$27,500
06-26-1992	0797 / 1096	XX00	WD	Elmer L Rhoden	\$31,500

Primary Building Information

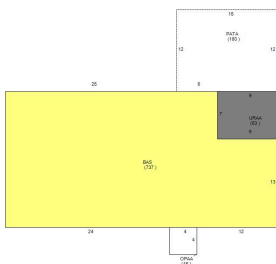
Finished Area of this building: 737 SF
Gross Sketched Area: 996 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Gable	Building Type: SFAV
Year Built: 1960	Frame:	Grade: SFAV-Fair	Effective Year: 1976
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 1	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: Terrazo



Total Areas

Finished/Under Air (SF):	737
Gross Sketched Area (SF):	996
Land Size (acres):	0.16
Land Size (SF):	7,032
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	8	1999
Driv-Concret	1	400	1999

Hello,

This letter is for Case #24-00001175³, address 108 Roselyn Ave in Fort Pierce. We would like to contest this fine that we have received. We would understand that if we weren't actively trying to correct the violation then yes fine us, but we only have one more thing on the violation list to correct and that is the broken/old concrete driveway. The online permit system for the building department is not easy to use and can be very confusing. Besides the fact of the confusing and difficult process of filing for a permit, there is the other issue with finding someone to do the job at a reasonable price. Unfortunately, we are not wealthy people but yet we still want to comply with correcting the violation. We are in no way, shape or form against the violation, and we understand we need to get it done. We only ask for a little more time so we can get our permit and demonstrate to you that it will be done. With the permit being filed, we can get the work done and finally complete our list of violations.


Sincerely,

Maria Betancourt

108 Roselyn Ave,

Fort Pierce,

Florida.

OK TO
Schedule
1-22-25




AFFIDAVIT OF NON-COMPLIANCE

RE: 108 Roselyn Ave

CASE NO: 2024-1173

IN THE MATTER OF: Maria Betancourt
108 Roselyn Ave
Ft. Pierce, FL 34982

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: December 16, 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 17 day of December, 2024.

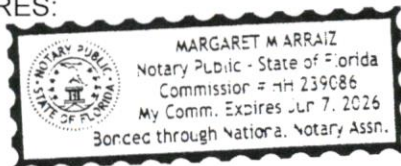
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 17th day of December, 2024.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

CASE #: 24-00001173

Violator: MARIA BETANCOURT
 108 ROSELYN AVE
 FT PIERCE, FL 34982

Property Address: 108 ROSELYN AVE
 Tax ID #: 2422-504-0044-000/9
 Legal Description: SUNSET PARK BLK 3 LOT 14

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

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 MARIA BETANCOURT 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. Remove the trash, yard, and recycle bins from the front of the home on non-collection days.
 - b. Remove all items from public view that are not designed to be used or stored outside.
 - c. Mow, trim weeds from around trees, fence lines, and the home.
 - d. Provide valid registration and proof of operability for the trailer and any other non-operative vehicles.
 - e. Refrain from parking all vehicles on grass.
 - f. Paint all areas of the home and shed where the paint is peeling.
 - g. Obtain a permit to repair or replace the areas of fascia that are damaged or rotting and adhere to all permit conditions.
 - h. Obtain a permit to repair the driveway where it is breaking apart, cracking and causing potential trip hazards and adhere to all permit conditions.
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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5427507 01/07/2025 01:22:24 PM
 OR BOOK 5254 PAGE 1079 - 1080 Doc Type: ORD
 RECORDING: \$18.50

Information

SUBJECT:

Case Number:	24-1147	Investigating Officer:	Peggy Arraiz
Violation Location:	432 N 11th St		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	May 24, 2024
NOV Service Method:	Regular Mail
NTA ISSUED DATE:	August 9, 2024
NTA SERVICE METHOD:	Certified Mail

OWNER:

VIOLATOR: Darrell Wilson Sr Christopher Wilson Sr 432 N 11th St Fort Pierce, FL 34950-2974

VIOLATIONS:

IPMC 304.2 Protective Treatment
IPMC 304.6 Exterior Walls

FINDINGS/ORDER:

September 11, 2024 - Special Magistrate Pelletier found the owners in violation and gave 90 days to comply or be fined \$100 daily.
December 16, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
January 13, 2025 - Massey letter sent to owner
January 27, 2025 - Received Massey request
Property remains out of compliance.
Balance as of 2-7-25: \$5,320.00 (still accruing)

ACTION DATES:

1. The gravity or seriousness of the violation: Moderate
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 by the Special Magistrate

Attachments

Property Card
Request
Order Determining Violation and Affidavit of Non CM

Form Review

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

Property Identification

Site Address: 108 ROSELYN AVE Map ID: 24/22N	Parcel ID: 2422-504-0044- 000-9 Zoning: SF Moderat	Account #: 29969 Use Type: 0100	Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce
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Ownership

Maria Betancourt
108 Roselyn AVE
Fort Pierce, FL 34982-3439

Legal Description

SUNSET PARK BLK 3 LOT 14 (OR 2123-1097)

Current Values

Just/Market:	\$115,600	Assessed:	\$115,600
Exemptions:	\$50,000	Taxable:	\$65,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$115,600	\$115,600	\$50,000	\$65,600
2023	\$128,500	\$128,500	\$0	\$128,500
2022	\$99,700	\$99,700	\$50,000	\$49,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-28-2004	2123 / 1097	XX01	QC	McEntee John D	\$37,600
10-29-1998	1180 / 2837	XX00	PRDEED	Harold Cowan	\$27,500
06-26-1992	0797 / 1096	XX00	WD	Elmer L Rhoden	\$31,500

Primary Building Information

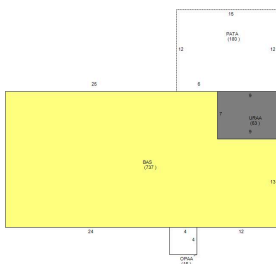
Finished Area of this building: 737 SF
Gross Sketched Area: 996 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Gable	Building Type: SFAV
Year Built: 1960	Frame:	Grade: SFAV-Fair	Effective Year: 1976
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 1	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: Terrazo



Total Areas

Finished/Under Air (SF):	737
Gross Sketched Area (SF):	996
Land Size (acres):	0.16
Land Size (SF):	7,032
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	8	1999
Driv-Concret	1	400	1999

Hello,

This letter is for Case #24-00001175³, address 108 Roselyn Ave in Fort Pierce. We would like to contest this fine that we have received. We would understand that if we weren't actively trying to correct the violation then yes fine us, but we only have one more thing on the violation list to correct and that is the broken/old concrete driveway. The online permit system for the building department is not easy to use and can be very confusing. Besides the fact of the confusing and difficult process of filing for a permit, there is the other issue with finding someone to do the job at a reasonable price. Unfortunately, we are not wealthy people but yet we still want to comply with correcting the violation. We are in no way, shape or form against the violation, and we understand we need to get it done. We only ask for a little more time so we can get our permit and demonstrate to you that it will be done. With the permit being filed, we can get the work done and finally complete our list of violations.


Sincerely,

Maria Betancourt

108 Roselyn Ave,

Fort Pierce,

Florida.

OK TO
Schedule
1-22-25




AFFIDAVIT OF NON-COMPLIANCE

RE: 108 Roselyn Ave

CASE NO: 2024-1173

IN THE MATTER OF: Maria Betancourt
108 Roselyn Ave
Ft. Pierce, FL 34982

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: December 16, 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 17 day of December, 2024.

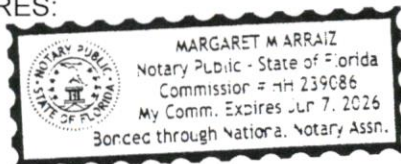
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 17th day of December, 2024.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

CASE #: 24-00001173

Violator: MARIA BETANCOURT
 108 ROSELYN AVE
 FT PIERCE, FL 34982

Property Address: 108 ROSELYN AVE
 Tax ID #: 2422-504-0044-000/9
 Legal Description: SUNSET PARK BLK 3 LOT 14

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

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 MARIA BETANCOURT 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. Remove the trash, yard, and recycle bins from the front of the home on non-collection days.
 - b. Remove all items from public view that are not designed to be used or stored outside.
 - c. Mow, trim weeds from around trees, fence lines, and the home.
 - d. Provide valid registration and proof of operability for the trailer and any other non-operative vehicles.
 - e. Refrain from parking all vehicles on grass.
 - f. Paint all areas of the home and shed where the paint is peeling.
 - g. Obtain a permit to repair or replace the areas of fascia that are damaged or rotting and adhere to all permit conditions.
 - h. Obtain a permit to repair the driveway where it is breaking apart, cracking and causing potential trip hazards and adhere to all permit conditions.
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
 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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 5427507 01/07/2025 01:22:24 PM
 OR BOOK 5254 PAGE 1079 - 1080 Doc Type: ORD
 RECORDING: \$18.50