

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 5, 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:	NOOP-2025-39	Investigating Officer:	Charmaine Kirkland
	Violation Location:	1203 S 11th St		

2.	Case Number:	LTCL-2025-5	Investigating Officer:	Charmaine Kirkland
	Violation Location:	Okeechobee RD (2323-501-0061-000-1)		

3.	Case Number:	PK2024-00013	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

4.	Case Number:	PK2024-00101	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

5.	Case No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-33	1422 Orange Ave	Isaac Saucedo

6.	Case No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-32	1422 Orange Ave	Isaac Saucedo

7.	Case No:	Violation Location (Address PID #)	Investigating Officer
	Noop-2025-30	1455 Orange Ave	Isaac Saucedo

8.	Case No:	Violation Location (Address PID #)	Investigating Officer
	NOOP-2025-00031	1455 Orange Ave	Isaac Saucedo

9.	Case Number:	NOOP-2025-00014	Investigating Officer:	Manuel Fernandez Jr
	Violation Location:	1006 Tortugas Ave		

10.	Case Number:	NOOP-2025-00029	Investigating Officer:	Manuel Fernandez Jr
	Violation Location:	432 N 15th ST		

11.	Case Number:	NOOP-2025-00015	Investigating Officer:	Manuel Fernandez Jr
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Violation Location:	TBD (2421-506-0067-000-9)
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4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.	Case Number:	PK2024-2	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

2.	Case Number:	PK2024-3	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

3.	Case Number:	PK2024-5	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

4.	Case Number:	PK2024-17	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

5.	Case Number:	PK2024-22	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	South Causeway Park		

6.	Case Number:	PK2024-94	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	Jaycee Park		

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

D. **OTHER CASES**

1.	Case Number:	NUIS-2025-00001	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	322 N 12th ST		

2.	Case Number:	NOOP-2025-16	Investigating Officer:	Manuel Fernandez Jr.
	Violation Location:	TBD (2421-506-0067-000-9)		

3.	Case No:	Violation Location (Address PID #)	Investigating Officer	
	LTCL-2025-6	328 N 15th St	Isaac Saucedo	

4.	Case No:	Violation Location (Address PID #)	Investigating Officer	
	Nuis-2025-2	1301 Delaware Ave	Isaac Saucedo	

5.	Case Number:	NOOP-2025-28	Investigating Officer:	Manuel Fernandez Jr
	Violation Location:	309 N 15th ST		

5. **OLD BUSINESS**

1.	Case Number:	CE-2024-00075	Investigating Officer:	Heather Debevec
	Violation Location:	1109 Fernandina Street		

B. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

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

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

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

4.	24-643 CE	3005 Dunbar St	Lillie M Jones (EST)	Charmaine Kirkland
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5.	Case Number:	LTCL-2024-75	Investigating Officer:	Manuel Fernandez
	Violation Location:	N 17th St		

C. 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: 03/05/2025

Re: Case# NOOP-2025-39 - 1203 S 11th St

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

Information

SUBJECT:

Case Number:	NOOP-2025-39	Investigating Officer:	Charmaine Kirkland
Violation Location:	1203 S 11th St		

CASE INFORMATION:

Case Type:	Non-operable Vehicle - COMPLIED
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 13, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 13, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Stuart Heyer Donna Fletcher 1203 S 11th St Fort Pierce, FL 34950
Additional Party:	Vehicle Owner: Stuart Heyer

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 March 12, 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: 02/13/2025 08:10 AM

Final Approval Date: 02/26/2025

Special Magistrate Hearing

3. B. 2.

Meeting Date: 03/05/2025

Re: Case# LTCL-2025-5 - Okeechobee Rd

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

Information

SUBJECT:

Case Number:	LTCL-2025-5	Investigating Officer:	Charmaine Kirkland
Violation Location:	Okeechobee RD (2323-501-0061-000-1)		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	January 23, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	January 28, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	January 28, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Duff Real Estate LLC 800 Highway 98 Columbia, MS 39429
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given until February 26, 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
Final Approval Date: 02/26/2025

Started On: 02/05/2025 12:50 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 03/05/2025

Re: Case # PK2024-13 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-00013	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	June 30, 2024
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Amy D Alvarez
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20460PK	34-31 C - Restricted Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine by **March 19, 2024** will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/16/2025 09:46 AM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 03/05/2025

Re: Case # PK2024-101 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-00101	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation - PAID
Citation Issue Date:	September 1, 2024
NTA Issue Date:	
NTA Service Method	Certified mail / Posted at City Hall
Posting Date:	
REPEAT INFO:	

OWNER:

Owner:	Eric Gonzalez
Additional Party:	

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20479PK	34-31-A - Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine by **March 19, 2024** will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/16/2025 04:41 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-32 - 1422 Orange Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-33	1422 Orange Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicles - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Feb 05, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: Feb 06, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: Feb 06, 2025	Last Inspection Date:

OWNER:

PROPERTY OWNER: Liberty Truth & Deliverance Tabernacle of God Inc 3404 Avenue S Fort Pierce, FL 34947	
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VIOLATIONS:

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

RECOMMENDATION:

7 days to remove all non-operable vehicles or will be towed by City.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/11/2025 10:11 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 03/05/2025

Re: Case # NOOP-2025-32 - 1422 Orange Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-32	1422 Orange Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicles - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Feb 05, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: Feb 06, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: Feb 06, 2025	Last Inspection Date:

OWNER:

VIOLATOR: Rodney And Ryan Brown 7318 Forest Mere Dr Riverview, FL 33578	PROPERTY OWNER: Liberty Truth & Deliverance Tabernacle of God Inc 3404 Avenue S Fort Pierce, FL 34947
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VIOLATIONS:

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

RECOMMENDATION:

7 days to remove all non-op vehicles or will be towed by the City.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/11/2025 07:16 AM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-30 - 1422 Orange Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Noop-2025-30	1455 Orange Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicles - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Feb 05, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: Feb 06, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: Feb 06, 2025	Last Inspection Date:

OWNER:

VIOLATOR: Progressive Casualty Insurance Company 3798 Selvitz Rd Fort Pierce, FL 34981	PROPERTY OWNER: Liberty Truth & Deliverance Tabernacle of God Inc 3404 Avenue S Fort Pierce, FL 34947-
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VIOLATIONS:

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

RECOMMENDATION:

7 days to remove all non-op vehicles.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/10/2025 03:47 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-31 - 1422 Orange Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
NOOP-2025-00031	1455 Orange Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicles - COMPLIED	If REPEAT, Prior Hearing Date:
NOV Issued Date: Feb 05, 2025	NOV Service Method: Certified/Regular Mail/Property Posted
NTA Issued Date: Feb 06, 2025	NTA Service Method: Certified/Regular Mail/Property Posted
Posting Date: Feb 06, 2025	Last Inspection Date:

OWNER:

VIOLATOR: Carmax P.O. Box 29965 Richmond, VA 23242	PROPERTY OWNER: Liberty Truth & Deliverance Tabernacle of God Inc 3404 Avenue S Fort Pierce, FL 34947
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VIOLATIONS:

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

RECOMMENDATION:

7 days to remove all non-operable vehicles or will be towed by City.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/11/2025 07:47 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-14 - 1006 Tortugas Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00014	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	1006 Tortugas Ave		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	February 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 3, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Owner:	Juan Carlos & Lidia Hernandez 1006 Tortugas Ave Fort Pierce, FL 34982
Additional Party:	Vehicle Owner: Juan Carlos Hernandez Jr

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 26, 2025** to:
 - Per the Notice of Violation, Remove or Provide valid proof of registration for the Red Chevrolet S10 and Inflate all tires.
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 tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/28/2025 08:18 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 03/05/2025

Re: Case # NOOP-2025-29 - 432 N 15th St

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

Information

SUBJECT:

Case Number:	NOOP-2025-00029	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	432 N 15th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Property Owner:	Clara M Brady 432 N 15th ST Fort Pierce, FL 34950
Additional Party:	Vehicle Owner: Michael E Friedman Elizabeth A Friedman

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 **March 12, 2025** to:
 - Per the Notice of Violation, Remove or Provide valid proof of registration for the Silver Chrysler Sebring and Inflate all tires.
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 tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 02/05/2025 02:36 PM

Final Approval Date: 02/26/2025

Special Magistrate Hearing

3. B. 11.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-15 - TBD (2421-506-0067-000-9)

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

Information

SUBJECT:

Case Number:	NOOP-2025-00015	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	TBD (2421-506-0067-000-9)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle - COMPLIED
NOV Issue Date:	February 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 3, 2025
Last Inspection Date:	
REPEAT INFO:	

OWNER:

Property Owner:	J Jesus Hurtado Espinosa Jesus Hurtado Alcala 1608 Colonial Rd Fort Pierce, FL 34950
Additional Party:	

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 26, 2025** to:
 - Per the Notice of Violation, Remove or Provide valid proof of registration for the Black Open-top Utility Trailer and Inflate all tires.
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 tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 01/30/2025 12:45 PM

Final Approval Date: 02/26/2025

Special Magistrate Hearing

4. A. 1.

Meeting Date: 03/05/2025

Re: Case# PK2024-2 - South Causeway Park

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

Information

SUBJECT:

Case Number:	PK2024-2	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 7, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Patricia M Blake
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20470	34-31 E - Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/14/2025 12:09 PM

Special Magistrate Hearing**4. A. 2.****Meeting Date:** 03/05/2025**Re:** Case# PK2024-3 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	PK2024-3	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	June 30, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Jessica A Sewell Jo'dejah L Dashaun Sewell
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20457PK	34-31 C - Restricted Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/15/2025 12:50 PM

Special Magistrate Hearing

4. A. 3.

Meeting Date: 03/05/2025

Re: Case# PK2024-5 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-5	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	June 30, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Christy E Jordan
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20458PK	34-31 C - Restricted Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/15/2025 03:53 PM

Special Magistrate Hearing

4. A. 4.

Meeting Date: 03/05/2025

Re: Case# PK2024-17 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-17	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	June 30, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Diane Voccia
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20464PK	34-31 C - Restricted Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/16/2025 10:13 AM

Special Magistrate Hearing

4. A. 5.

Meeting Date: 03/05/2025

Re: Case# PK2024-22 - South Causeway Park

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

Information

SUBJECT:

Case Number:	PK2024-22	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	South Causeway Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	July 14, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Tabatha R McNair
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20472PK	34-31 E - Prohibited Parking	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.

Started On: 01/16/2025 11:19 AM

Final Approval Date: 02/26/2025

Special Magistrate Hearing

4. A. 6.

Meeting Date: 03/05/2025

Re: Case# PK2024-94 - Jaycee Park

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

Information

SUBJECT:

Case Number:	PK2024-94	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	Jaycee Park		

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	August 18, 2024
NTA Issue Date:	February 5, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	February 21, 2025

OWNER:

Owner:	Jason E Sobers
---------------	----------------

VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20473PK	34-31-E - Parking Prohibited	\$50.00	\$10.00	\$18.00	\$78.00

RECOMMENDATION:

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

1. The violator(s) be assessed a fine in the amount of \$78.00.
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/16/2025 03:51 PM

Special Magistrate Hearing

4. D. 1.

Meeting Date: 03/05/2025**Re:** Case# USB-2025-2 - 322 N 12th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NUIS-2025-00001	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	322 N 12th ST		

CASE INFORMATION:

Case Type:	Board-up
NOV Issue Date:	February 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 3, 2025
Last Inspection Date:	March 3, 2025

OWNER:

Owner:	Charlene Cristina 1842 SE Floresta DR Port St. Lucie, FL 34983
---------------	--

VIOLATIONS:

24-19(16) - Nuisances: Unsafe building conditions
 24-19(5) - Nuisances: Unlawful or prohibited conditions
 103-341 - Vacant buildings: Board up required

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 7 days to:
 - Re-secure all openings, including doors, windows and open foundation area.
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: Manuel Fernandez, Jr.
 Final Approval Date: 02/07/2025

Started On: 01/29/2025 09:03 AM

Special Magistrate Hearing

4. D. 2.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-16 - TBD (2421-506-0067-000-9)

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

Information

SUBJECT:

Case Number:	NOOP-2025-16	Investigating Officer:	Manuel Fernandez Jr.
Violation Location:	TBD (2421-506-0067-000-9)		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	February 3, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 3, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 3, 2025
Last Inspection Date:	March 3, 2025

OWNER:

Property Owner:	J Jesus Hurtado Espinosa Jesus Hurtado Alcala 1608 Colonial Rd Fort Pierce, FL 34950
------------------------	---

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 7 days to:
 - Remove or provide valid proof of registration for the White Vessel "Formula" and the trailer it sits on. Inflate all tires on the boat trailer.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 01/30/2025 01:08 PM

Special Magistrate Hearing

4. D. 3.

Meeting Date: 03/05/2025

Re: Case# LTCL-2025-6 - 328 N 15th St

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
LTCL-2025-6	328 N 15th St	Isaac Saucedo

CASE INFORMATION:

Case Type: Lot Clearing	If REPEAT, Prior Hearing Date:
NOV Issued Date: February 3, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: February 6, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: February 6, 2025	Last Inspection Date: March 3, 2025

OWNER:

OWNER: Norman Lavoie 328 N 15th St Fort Pierce, FL 34950

VIOLATIONS:

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

RECOMMENDATION:

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
 2. That the nuisance be addressed through the City's Nuisance Abatement program.
 3. The violator(s) be given 7 days 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: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/03/2025 03:40 PM

Special Magistrate Hearing

4. D. 4.

Meeting Date: 03/05/2025

Re: Case# Nuis-2025-2 - 1301 Delaware Ave

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

Information

SUBJECT:

Case No:	Violation Location (Address PID #)	Investigating Officer
Nuis-2025-2	1301 Delaware Ave	Isaac Saucedo

CASE INFORMATION:

Case Type: Non-Operable Vehicle	If REPEAT, Prior Hearing Date:
NOV Issued Date: February 03, 2025	NOV Service Method: Certified/Regular/Property Posted
NTA Issued Date: February 06, 2025	NTA Service Method: Certified/Regular/Property Posted
Posting Date: February 06, 2025	Last Inspection Date: March 3, 2025

OWNER:

OWNER: Norman Lavoie 328 N 15th St Fort Pierce, FL 34950	
---	--

VIOLATIONS:

24-19(21) - Nuisances: Graffiti

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 March 12, 2025 to:
 - Cover all graffiti on walls to the standards identified in the Notice of Violation.
 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: Isaac Saucedo
Final Approval Date: 02/26/2025

Started On: 02/05/2025 11:34 AM

Special Magistrate Hearing

4. D. 5.

Meeting Date: 03/05/2025

Re: Case# NOOP-2025-28 - 309 N 15th ST

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

Information

SUBJECT:

Case Number:	NOOP-2025-28	Investigating Officer:	Manuel Fernandez Jr
Violation Location:	309 N 15th ST		

CASE INFORMATION:

Case Type:	Non-Operable Vehicle
NOV Issue Date:	February 05, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 11, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 11, 2025
Last Inspection Date:	March 3, 2025

OWNER:

Property Owner:	Vaneau Ulysse Finhomme Lorimira 309 N 15th ST Fort Pierce, FL 34950
------------------------	--

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 7 days to:
 - Per the Notice of Violation, Remove the White Isuzu Box Truck from the property.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to tow the vehicle off of the property.

Form Review

Form Started By: Manuel Fernandez, Jr.
Final Approval Date: 02/26/2025

Started On: 02/05/2025 02:16 PM

Special Magistrate Hearing

5. 1.

Meeting Date: 03/05/2025

Re: Case# CE-2024-75 - 1109 Fernandina St

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

Information

SUBJECT:

Case Number:	CE-2024-00075	Investigating Officer:	Heather Debevec
Violation Location:	1109 Fernandina Street		

CASE INFORMATION:

Case Type:	Code Enforcement
NOV Issue Date:	October 2, 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: Gerald W & Kristin O'Brien Molloy 1109 Fernandina ST Fort Pierce, FL 34949	
--	--

VIOLATIONS:

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

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
 - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the code as stated above; and
 - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
 - Trim bushes to not block the address numbers and maintain the yard to the above ordinance.
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

Started On: 11/15/2024 04:31 PM

Final Approval Date: 02/11/2025

Special Magistrate Hearing
Meeting Date: 03/05/2025

5. B. 1.

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
Affidavit of CM
Massey Notice
Before and After Photos
Returned mail - Massey notice

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/18/2025

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

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

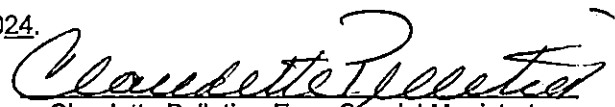
THIS CAUSE came before the Special Magistrate pursuant to Section 162.07, Fla. Stat., on August 14, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any evidence presented and arguments made, having considered Chapter 24, Article II, Nuisance Abatement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

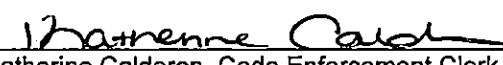
Accordingly it is ORDERED as follows:

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

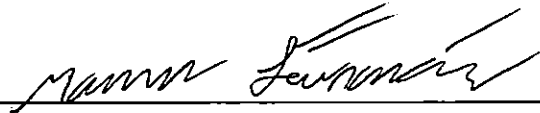
BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

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.

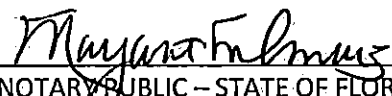
DATED this 25th day of September, 2024.



Manuel Fernandez Jr., Code Enforcement Officer

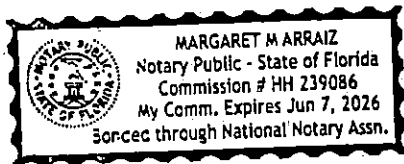
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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
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AFFIDAVIT OF COMPLIANCE

RE: **N 14TH ST (2409-503-0003-000-6)**
CASE NO: **LTCL-2024-000063**

IN THE MATTER OF: **THOMAS DEBECK**
PO BOX 651302 ST
VERO BEACH, FL 32965-1302

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 above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on August 14, 2024, as of this date: December 12, 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 5215 Page 1951-1952. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.


DATED this 12th day of December, 2024.



Manuel Fernandez Jr., Code Enforcement Officer

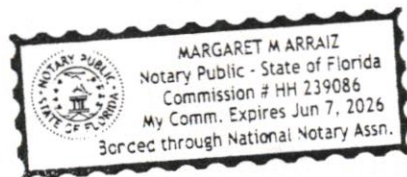
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5427513 01/07/2025 01:22:24 PM
OR BOOK 5254 PAGE 1088 - 1088 Doc Type: AFF
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

December 27, 2024

Thom Debeck
8581 NW 17th Street
Plantation, FL 33322

Property address: N 14th Street
Tax ID #: 2409-503-0003-000-6

Re: Case # LTCL-2024-000063

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 14, 2024 (copy attached).

A daily fine of \$100.00 per day was initiated on September 19, 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-2024-00008847 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



03/12/2024 09:39 AM GMT-05:00

Timestamp camera



05/12/2024 09:07 AM GMT05:00

UTCL-2024-63
N 19th St - Munnery



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT &
ANIMAL CONTROL
100 NORTH U.S. 1
P.O. BOX 1480
FORT PIERCE, FL 34954-1480

Florida

RECEIVED

JAN 19 2025

CITY OF FORT PIERCE
COMMUNITY RESPONSE
Code Enforcement &
Animal Control

Thom Debeck
8581 NW 17th Street
Plantation, FL 33333

WEST PALM BCH FL 334
30 DEC 2024 PM 4 L



US POSTAGE MAILFITNEY BOWES

ZIP 34950 \$000.69⁰
02 4W
0000376939DEC 30 2024

~~33324-5535910~~
VAC

NIXIE 351 DE 1 0001/06/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 34954148080 *0575-00105-30-46

Special Magistrate Hearing
Meeting Date: 03/05/2025

5. B. 2.

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.
November 11, 2024 - Staff granted a 30-day extension.
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 and recycle bins from the front of the home
 - Removed all items from public view
 - Mowed and trimmed weeds
 - Complied the non-operable vehicles
 - Painted the home and shed
 - 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
Massey Notice

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/18/2025

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

Historical Values 3-year

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

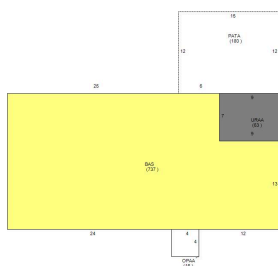
Finished Area of this building: 737 SF
Gross Sketched Area: 996 SF

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.

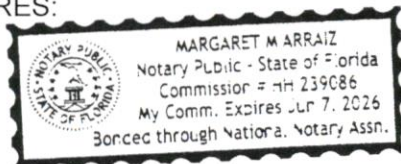
Heather Debevec, Code Enforcement Officer

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



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

January 8, 2025

Property address: 108 ROSELYN AVE
Tax ID #: 2422-504-0044-000/9
Legal description: SUNSET PARK BLK 3 LOT 14 (OR 2123-1097)

MARIA BETANCOURT
108 ROSELYN AVE
FT PIERCE, FL 34982

Re: Case # 24-00001175

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the fine of \$250.00 a day continues to accrue.

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

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

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

Sincerely,

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

C0128089

Special Magistrate Hearing
Meeting Date: 03/05/2025

5. B. 3.

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 / Regular mail / property posted

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
February 18, 2025 - Property was brought into compliance
Amount of fines due: \$6,420.00

ACTION DATES:

1. The gravity or seriousness of the violation: Moderate
2. Any and all actions taken by the violator to correct the violations: Stuccoed and painted the structure.
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
Massey Notice
Administration costs

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/21/2025

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

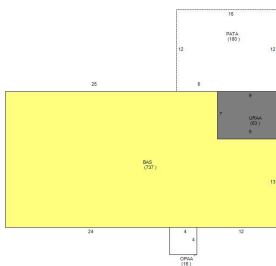
Finished Area of this building: 737 SF
Gross Sketched Area: 996 SF

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.

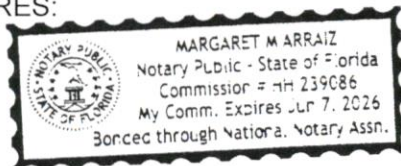
Heather Debevec, Code Enforcement Officer

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
 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



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

January 13, 2025

Property address: 432 N 11TH ST
Tax ID #: 2409-501-0176-000/3
Legal description: LINCOLN PARK NO 2 BLK 6 LOT 10 (OR 3298-1737)

DARRELL SR WILSON
CHRISTOPHER WILSON SR
432 N 11TH ST
FT PIERCE, FL 34950

Re: Case # 24-1147

Dear Property Owner(s):

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

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

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

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

Sincerely,

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

C0128105

Property Address: 432 N 11th Street (24-1147)

Date case originated: 5/24/2024

Date case complied: 2/18/2025

Total time: 8 months

Number of Hearings

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

Nuisance Abatement cases - charges and fees

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

Mailing Expense

Regular 1st Class: \$0.63 5 \$3.15
Certified Mail: \$9.00 1 \$9.00

Photographs (per page) \$0.50 19 \$9.50

Filing Fees (add 1 fee for Release of Lien) \$10.00 3 \$30.00

Follow up and Insections \$75.00 7 \$525.00

Code Enforcement Secretary

Up to three Hearings \$150.00 1 \$150.00
Each additional Hearing \$75.00 0 \$0.00

Director of Community Response \$150.00 1 \$150.00

Hearings \$150.00 2 \$300.00

Total Estim \$ 1,176.65

Special Magistrate Hearing

5. B. 4.

Meeting Date: 03/05/2025

Information

SUBJECT:

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

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

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

VIOLATIONS:

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

FINDINGS/CASE FOLLOW-UP:

June 26, 2024 - Special Magistrate Pelletier found the violations exist and granted the violator 60 days to comply or be fined \$250.00 daily.
 August 29, 2024 - Affidavit of Non-compliance issued.
 September 19, 2024 - Massey letter sent to the owner.
 October 14, 2024 - Massey request received.
 Balance as of 11/13/2024: \$19,020.00 (temporarily stop on 11-19-24)

REDUCTION CRITERIA:

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

RECOMMENDATION:

To be determined

Attachments

Property Card
 Massey Request

Form Review

Form Started By: Katherine Calderon
 Final Approval Date: 02/21/2025

Started On: 09/18/2024 10:52 AM

Property Identification

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

Ownership

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

Legal Description

BUNCHE PARK BLK 2 LOT 3

Current Values

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

Historical Values 3-year

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

Sale History

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

Primary Building Information

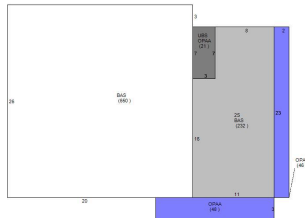
Finished Area of this building: 1,135 SF
 Gross Sketched Area: 1,250 SF

Exterior Data

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

Interior Data

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



Total Areas

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

Special Features and Yard Items

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

10-7-2025 3005 Dunbar St

0001891

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

THANK YOU

[772-577-0309]
 LORENZO *L.V.*

Estate of
Lillie Jones

Special Magistrate Hearing
Meeting Date: 03/05/2025

5. B. 5.

Information

SUBJECT:

Case Number:	LTCL-2024-75	Investigating Officer:	Manuel Fernandez
Violation Location:	N 17th St		

CASE INFORMATION:

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

OWNER:

OWNER: Paul Kiedis Melissa Raisis (TR) 885 Fathom Rd W North Palm Beach, FL 33408-3822	VIOLATOR: Norman & Arthur Travis and Lola B Travis Sanders C/O E J Saunders 731 Geranium Ave SW Palm Bay, FL 32908
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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 25, 2024 - Affidavit of Non-Compliance issued. Daily fines started.
December 13, 2024 - Affidavit of Compliance issued. Fines stopped.
December 27, 2024 - Massey letter sent to owner
January 17, 2025 - Received Massey request
Balance: \$8,550.00 (Nuisance abatement charges \$750.00, Administrative Fee \$100.00, Daily Fine Accrual \$7,700.00)

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
Massey Notice
Affidavit of CM
Violation Notice, Hearing Notice

Form Review

Form Started By: Katherine Calderon
Final Approval Date: 02/21/2025

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

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 2/21/2025, 11:54 AM

Property Identification

Site Address: N 17TH ST Parcel ID: 2409-506-0029- Account #: 21423 Sec/Town/Range:
 000-3 09/35S/40E
 Map ID: 24/09N Zoning: Medium Den Use Type: 0000 Jurisdiction: Fort Pierce

Ownership

Melissa Rasis (TR)
 885 Fathom Rd W
 North Palm Beach, FL 33408-3822

Legal Description

HELEN HAMMOND'S S/D BLK 2 LOT 7 (DB 90-444)

Current Values

Just/Market: \$19,500 Assessed: \$3,987
 Exemptions: \$0 Taxable: \$3,987

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$19,500	\$3,987	\$0	\$3,987
2023	\$17,800	\$3,625	\$0	\$3,625
2022	\$13,400	\$3,296	\$0	\$3,296

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-13-2025	5256 / 1744	0111	TXDEED	Travis Norman	\$16,400
01-20-1937	0090 / 0444	XX00	WD		\$0

Primary Building Information

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

Exterior Data

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

Interior Data

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

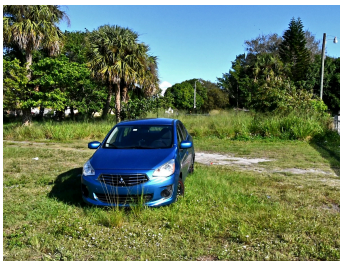


Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.18
Land Size (SF):	7,867
Total Building Count:	1

Special Features and Yard Items

Type Qty Units Year Blt

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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Katherine Calderon

From: Isaac Saucedo
Sent: Friday, January 24, 2025 8:31 AM
To: Katherine Calderon
Cc: Peggy Arraiz
Subject: RE: LC Reduction - N 17th Liens PCN 2409-506-0029-000-3

Follow Up Flag: Follow up
Flag Status: Flagged

Kat,

Ok to Proceed to schedule for SM.

Thanks

Isaac Saucedo | Senior Code Enforcement Officer | City of Fort Pierce

Community Response • 100 N U.S. 1 P.O. Box 1480 Fort Pierce, FL 34954

Phone: 772.467.3143

[Website](#) | [Facebook](#) | [Survey](#)



From: Katherine Calderon <kcalderon@cityoffortpierces.com>
Sent: Thursday, January 23, 2025 2:55 PM
To: Isaac Saucedo <isaucedo@cityoffortpierces.com>
Cc: Peggy Arraiz <parraiz@cityoffortpierces.com>
Subject: FW: LC Reduction - N 17th Liens PCN 2409-506-0029-000-3

Hey, please let me know if I can move forward with this massey.

From: Katherine Calderon
Sent: Friday, January 17, 2025 7:26 PM
To: Manuel Fernandez <mfernandez@cityoffortpierces.com>
Cc: Isaac Saucedo <isaucedo@cityoffortpierces.com>; Peggy Arraiz <parraiz@cityoffortpierces.com>
Subject: FW: LC Reduction - N 17th Liens PCN 2409-506-0029-000-3

Massey request for case# LTCL-2024-000075

From: Paul Kiedis <cutlasspropertiesllc@gmail.com>
Sent: Friday, January 17, 2025 7:18 PM
To: Katherine Calderon <kcalderon@cityoffortpierces.com>
Subject: Re: LC Reduction - N 17th Liens PCN 2409-506-0029-000-3

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.

Thank you Katherine!

Where am I able to find what that fine is for?

Yes, I would like to request a hearing before the special magistrate for that.

Appreciate all the help!

Paul Kiedis

Sent from my iPhone

On Jan 17, 2025, at 6:21 PM, Katherine Calderon <kcalderon@cityoffortpierce.com> wrote:

Good evening Paul,

There is another case (LTCL-2024-000075) that recently accrued a fine of \$8,550.00. Since there is no lien filed on this yet, your options would be to pay it full, or to submit a written request for a Massey hearing before our Special Magistrate to discuss/dispute that specific fine for that case. The massey hearing would be free, unlike the lien reduction hearing.

If you would like to proceed forward, please respond to this email with your written request and I can submit it to management.

Other than the lot clearing lien reduction I sent you earlier, and this recent 2024 case, there are no other active cases or outstanding balances on this parcel.

Best Regards,

Katherine Calderon | Executive Assistant | City of Fort Pierce

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3149 100 North U.S. 1 Fort Pierce, FL 34950

<image001.png>

From: Paul Kiedis <cutlasspropertiesllc@gmail.com>

Sent: Friday, January 17, 2025 2:41 PM

To: Katherine Calderon <kcalderon@cityoffortpierce.com>

Subject: Re: LC Reduction - N 17th Liens PCN 2409-506-0029-000-3

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

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

Thanks Katherine,



AFFIDAVIT OF NON-COMPLIANCE

RE: **N 17th St (2409-506-0029-000-3)**

CASE NO: **LTCL-2024-000075**

IN THE MATTER OF: Norman Travis
Lola B Travis Sanders
Arthur Travis
c/o E J Saunders
731 Geranium Ave SW
Palm Bay, FL 32908


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 21, 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

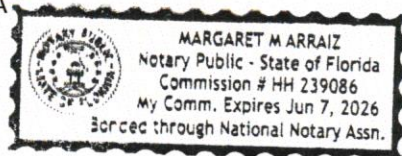
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



Violator: NORMAN TRAVIS
LOLA B TRAVIS SANDERS
ARTHUR TRAVIS
C/O E J SAUNDERS
731 GERANIUM AVE SW
PALM BAY, FL 32908

CASE #: LTCL-2024-75

Property Address: N 17TH ST
Tax ID #: 2409-506-0029-000-3
Legal Description: HELEN HAMMOND'S S/D BLK 2 LOT 7 (DB 90-444)

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, NORMAN TRAVIS, LOLA B TRAVIS SANDERS, ARTHUR TRAVIS, C/O E J SAUNDERS, 731 GERANIUM AVE SW PALM BAY, FL 32908 on this 23 day of August, 2024.


Katherine Calderon, Code Enforcement Clerk

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5393533 10/04/2024 09:53:31 AM
OR BOOK 5215 PAGE 1955 - 1956 Doc Type: ORD
RECORDING: \$18.50



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

December 27, 2024

Norman Travis
Lola B Travis Sanders
Arthur Travis
C/O E J Saunders
731 Geranium Ave SW
Palm Bay, FL 32908

Property address: N 17th Street
Tax ID #: 2409-506-0029-000-3

Re: Case # LTCL-2024-000075

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 19, 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.

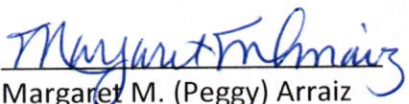
Please see the attached Invoice # INV-2024-00008851 for additional details on the amount due.

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



AFFIDAVIT OF COMPLIANCE

RE: **N 17TH ST (2409-506-0029-000-3)**
CASE NO: **LTCL-2024-000075**

IN THE MATTER OF: **NORMAN TRAVIS
LOLA B TRAVIS SANDERS
ARTHUR TRAVIS
c/o E J SAUNDERS
731 GERANIUM AVE SW
PALM BAY, FL 32908-7460**

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 5427511 01/07/2025 01:22:24 PM
OR BOOK 5254 PAGE 1086 - 1086 Doc Type: AFF
RECORDING: \$10.00

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 above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on August 23, 2024, as of this date: December 12, 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 5215 Page 1955-1956. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

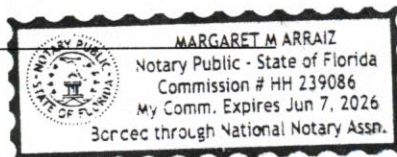
DATED this 13th day of December, 2024.

Manuel Fernandez Jr., Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 13th day of December, 2024.

NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:



City of Fort Pierce

100 N US Highway 1
Fort Pierce, FL 34950
772-467-3000

Case Number: **LTCL-2024-000075**

NOTICE OF VIOLATION

Case Type: **Lot Clearing**

Date Case Established: **08/05/2024**

Compliance Deadline: **08/21/2024**

Violator: Norman & Arthur Travis and Lola B Travis Sanders c/o E J Saunders

Mailing Address

Norman & Arthur Travis and Lola B Travis Sanders
c/o E J Saunders
731 Geranium AVE SW
Palm Bay, FL 32908

Notice of Violation for the following location:

Address

Parcel

N 17th Street

240950600290003

Atansyon: Dokiman enpòtan sou dwa w ak responsablite. W si w pa konprann Anglé, se responsablite w pou fé dokiman sa a tradui.
Atencion: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traduccion inmediatamente.

THIS IS A NOTICE TO THE PARTIES LISTED ABOVE THAT A VIOLATION HAS BEEN IDENTIFIED AT THIS LOCATION.

The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

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

(11) Any landscaping element that is not well-maintained, including, but not limited to, lawns, hedges, bushes and trees. To comply with this section, landscaping elements shall be maintained as follows:

- a) Landscaping elements shall be kept trimmed and free from becoming overgrown and unsightly where the same may constitute a blighting factor to the community;
- 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 except when the following conditions apply:
 - i. Landscaping, including but not limited to, hedges, shrubs, and bushes, used to deter graffiti, in which the hedge height is to be equal to the height of the protected fence or wall.
 - ii. Occupied single-family dwellings with an established landscaping plan that is routinely maintained in a neat and orderly fashion so as not to create an attractive nuisance.

Corrective Action: Please cut all grass and weeds as needed. Trim all trees, shrubs and bushes and remove all trash and debris.

Compliance Date: 08/21/2024

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason or have a question regarding the information provided, please contact us directly. For code enforcement questions call 772-467-3720 or for building or permit related calls, please call 772-467-3718.

Sincerely,

Manuel Fernandez
Code Enforcement Officer



**SPECIAL MAGISTRATE
NOTICE TO APPEAR**

Case # LTCL-2024-000075

Violator: Norman Travis
Lola B Travis Sanders
Arthur Travis
c/o E J Saunders
731 Geranium Ave SW
Palm Bay, FL 32908

Property Address: N 17th ST (2409-506-0029-000-3)

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced property for nuisance abatement hearing on **August 21, 2024 at 1:00 P.M.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida.

THE ATTACHED NOTICE OF VIOLATION DETAILS THE CODE SECTIONS IN VIOLATION AND THE STEPS NECESSARY TO COMPLY THE PROPERTY AND CANCEL THE HEARING. YOU MUST NOTIFY THE CODE OFFICER THAT ISSUED THE NOTICE AT LEAST THREE (3) DAYS PRIOR TO THE HEARING.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said alleged violation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the issuing Officer.

Should the Special Magistrate confirm the existence of the nuisance, the city will then cause the removal or abatement of the nuisance and if removed, will dispose of it in the manner provided for by law. The owner or affected individual will be liable for the costs of removal, abatement, storage, disposition, and publication of notice. Such costs will be imposed as a lien on the property if not otherwise paid within 30 days after receipt of the billing. For an unpaid lien, the city may institute foreclosure proceedings, as provided by law.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

Margaret M. Arraiz

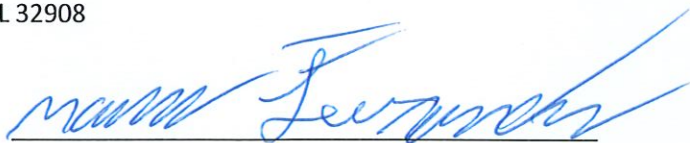
Code Compliance Director

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that a copy of this Notice of Violation Hearing, together with the Notice of Violation detailing the code sections in violation and corrective actions, were mailed via certified mail and first-class mail to the following on this 9TH day of AUGUST, 2024.

Norman Travis
Lola B Travis Sanders
Arthur Travis
c/o E J Saunders
731 Geranium Ave Palm
Bay, FL 32908

By:



Manuel Fernandez Jr., Code Enforcement Officer



AFFIDAVIT OF POSTING
NUISANCE ABATEMENT HEARING

CASE NO: LTCL-2024-000075

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 the property located at N 17TH ST was posted with a Notice to Appear at the Special Magistrate Hearing and a Notice of Violation on August 9, 2024.

FURTHER AFFIANT SAYETH NOT.

DATED this 9th day of AUGUST, 20 24.

Manuel Fernandez Jr., Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me

this 9th day of August, 20 24.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



THIS PROPERTY IS IN AN AREA THAT HAS BEEN IDENTIFIED AS A NEIGHBORHOOD ENHANCEMENT ZONE.

IN AN EFFORT TO DETER CRIME AND PROVIDE ADDITIONAL SAFETY TO THE RESIDENTS, WE REQUIRE ALL LANDSCAPING TO BE MAINTAINED.

IN ADDITION TO CUTTING THE GRASS, ALL TREES, SHRUBS AND BUSHES MUST COMPLY WITH THE PICTURE BELOW.

