

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, March 12, 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.

|                            |                |                               |                    |
|----------------------------|----------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | PK-2025-10     | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1600 N 33rd St |                               |                    |

2.

|                            |                      |                               |                    |
|----------------------------|----------------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE2024-36            | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1007 Antilles Avenue |                               |                    |

3.

|                            |                  |                               |                    |
|----------------------------|------------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE-2025-00053    | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1221 Wyoming Ave |                               |                    |

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

1.

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | PK-2024-164         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | South Causeway Park |                               |                 |

2.

|                            |             |                               |                    |
|----------------------------|-------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | PK-2025-15  | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | Jaycee Park |                               |                    |

B. **PUBLIC HEARINGS - CITATION APPEALS**

C. **PUBLIC HEARINGS - VIOLATION CASES**

1.

|                            |              |                               |                    |
|----------------------------|--------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE-2025-41   | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 517 S 8th St |                               |                    |

2.

|                            |                    |                               |                 |
|----------------------------|--------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-5          | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 722 S US Highway 1 |                               |                 |

3.

|                     |            |                               |                 |
|---------------------|------------|-------------------------------|-----------------|
| <b>Case Number:</b> | CE-2025-28 | <b>Investigating Officer:</b> | Heather Debevec |
|---------------------|------------|-------------------------------|-----------------|

|     |                            |   |                               |                 |
|-----|----------------------------|---|-------------------------------|-----------------|
|     | <b>Violation Location:</b> | 2148 N US Highway 1                       |                               |                 |
| 4.  | <b>Case No:</b>            | <b>Violation Location (Address PID #)</b> | <b>Investigating Officer</b>  |                 |
|     | CE-2024-152                | 3821 S US Highway 1                       | Heather Debevec               |                 |
| 5.  | <b>Case Number:</b>        | CE-2024-150                               | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 3801 S US Highway 1                       |                               |                 |
| 6.  | <b>Case Number:</b>        | CE-2024-131                               | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 3120 S US Highway 1                       |                               |                 |
| 7.  | <b>Case Number:</b>        | CE-2025-2                                 | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 2400 S Ocean Dr, Unit 3127                |                               |                 |
| 8.  | <b>Case Number:</b>        | CE-2025-11                                | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 1717 S US Highway 1 #6                    |                               |                 |
| 9.  | <b>Case Number:</b>        | CE-2025-12                                | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 1717 S US Highway 1 #9                    |                               |                 |
| 10. | <b>Case Number:</b>        | CE-2024-00154                             | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 3347 S US Highway 1                       |                               |                 |
| 11. | <b>Case Number:</b>        | CE-2024-148                               | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 4051 S US Highway 1                       |                               |                 |
| 12. | <b>Case Number:</b>        | CE-2024-140                               | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 503 E Weatherbee Rd                       |                               |                 |
| 13. | <b>Case Number:</b>        | CE-2024-98                                | <b>Investigating Officer:</b> | Heather Debevec |
|     | <b>Violation Location:</b> | 9 Fishermans Wharf                        |                               |                 |

D. **OTHER CASES**

5. **OLD BUSINESS**

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

|    |           |                |                      |                    |
|----|-----------|----------------|----------------------|--------------------|
| 1. | 24-643 CE | 3005 Dunbar St | Lillie M Jones (EST) | Charmaine Kirkland |
|----|-----------|----------------|----------------------|--------------------|

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

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

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

**Special Magistrate Hearing****3. B. 1.****Meeting Date:** 03/12/2025**Re:** Case# PK-2025-10 - 1600 N 33rd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |                |                               |                    |
|----------------------------|----------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | PK-2025-10     | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1600 N 33rd St |                               |                    |

**CASE INFORMATION:**

|                             |  |
|-----------------------------|--|
| <b>Case Type:</b>           | Parking Citation - PAID                          |
| <b>Citation Issue Date:</b> | January 04, 2025                                 |
| <b>NTA Issue Date:</b>      | February 20, 2025                                |
| <b>NTA Service Method</b>   | Certified and Regular Mail / Posted at City Hall |
| <b>Posting Date:</b>        | February 28, 2025                                |

**OWNER:**

|               |                               |
|---------------|-------------------------------|
| <b>Owner:</b> | Alabasheer Transportation Inc |
|---------------|-------------------------------|

**VIOLATIONS:**

| Citation # | Code Section  | Fine    | Admin Fee | Late Fee | Total Due |
|------------|---|---------|-----------|----------|-----------|
| 14511 PK   | 34-31 (J)(1)- Commercial vehicles parked on City Right of Way | \$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: Charmaine Kirkland

Started On: 02/13/2025 08:37 AM

**Special Magistrate Hearing**

**3. B. 2.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE2024-36 - 1007 Antilles Ave

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

**Information**

**SUBJECT:**

|                            |                      |                               |                    |
|----------------------------|----------------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE2024-36            | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1007 Antilles Avenue |                               |                    |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Regular - COMPLIED                  |
| <b>NOV Issue Date:</b>       | August 07, 2024                     |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 28, 2025                   |
| <b>Last Inspection Date:</b> | March 11, 2025                      |

**OWNER:**

|              |  |
|--------------|--|
| <b>Owner</b> | Ruben Aguilar<br>Marron Angelica Lopez Alcala<br>Valentin Rivera<br>1007 Antilles Ave<br>Fort Pierce, FL 34982 |
|--------------|--|

**VIOLATIONS:**

24-19(6)(a) - Outside Storage

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Remove all wood, paint buckets, garden tools, and coolers.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 01/31/2025 09:00 AM

**Special Magistrate Hearing****3. B. 3.****Meeting Date:** 03/12/2025**Re:** Case# CE-2025-53 - 1221 Wyoming Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |                  |                               |                    |
|----------------------------|------------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE-2025-00053    | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 1221 Wyoming Ave |                               |                    |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Regular - PULLED BY STAFF                          |
| <b>NOV Issue Date:</b>       | January 18, 2025                                   |
| <b>NOV Service Method:</b>   | Regular mail / Certified mail / Posted at property |
| <b>NTA Issue Date:</b>       | February 20, 2025                                  |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property                |
| <b>Posting Date:</b>         | Green card received on 2/24/25                     |
| <b>Last Inspection Date:</b> | March 11, 2025                                     |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Cordella M Vann (EST)<br>1221 Wyoming Ave<br>Fort Pierce, FL 34982 |
|---------------|--|

**VIOLATIONS:**

IPMC 702.4- Emergency escape openings

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Remove boards and shutters from all the windows throughout the home.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 02/20/2025 11:38 AM

**Special Magistrate Hearing**

**4. A. 1.**

**Meeting Date:** 03/12/2025

**Re:** Case# PK-2024-164 - South Causeway Park

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

**Information**

**SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | PK-2024-164         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | South Causeway Park |                               |                 |

**CASE INFORMATION:**

|                             |  |
|-----------------------------|--|
| <b>Case Type:</b>           | Parking Citation                                 |
| <b>Citation Issue Date:</b> | December 30, 2024                                |
| <b>NTA Issue Date:</b>      | February 20, 2025                                |
| <b>NTA Service Method</b>   | Regular and Certified mail / Posted at City Hall |
| <b>Posting Date:</b>        | February 28, 2025                                |

**OWNER:**

|               |                 |
|---------------|-----------------|
| <b>Owner:</b> | Latrese Browner |
|---------------|-----------------|

**VIOLATIONS:**

| Citation # | Code Section                  | Fine    | Admin Fee | Late Fee | Total Due |
|------------|-------------------------------|---------|-----------|----------|-----------|
| 15417PK    | 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: Heather Debevec

Started On: 02/03/2025 03:14 PM

**Special Magistrate Hearing****4. A. 2.****Meeting Date:** 03/12/2025**Re:** Case# PK-2025-15 - Jaycee Park**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |             |                               |                    |
|----------------------------|-------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | PK-2025-15  | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | Jaycee Park |                               |                    |

**CASE INFORMATION:**

|                             |   |
|-----------------------------|---|
| <b>Case Type:</b>           | Parking Citation                                    |
| <b>Citation Issue Date:</b> | January 11, 2025                                    |
| <b>NTA Issue Date:</b>      | February 20, 2025                                   |
| <b>NTA Service Method</b>   | Certified Mail / Regular Mail / Posted at City Hall |
| <b>Posting Date:</b>        | February 28, 2025                                   |
| <b>REPEAT INFO:</b>         |   |

**OWNER:**

|               |                        |
|---------------|------------------------|
| <b>Owner:</b> | Margarita Ann Brighton |
|---------------|------------------------|

**VIOLATIONS:**

| Citation # | Code Section   | Fine    | Admin Fee | Late Fee | Total Due |
|------------|--|---------|-----------|----------|-----------|
| 14513 PK   | 34-31 (C)- Restricted Parking for Boat and Trailers only | \$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: Charmaine Kirkland

Started On: 02/13/2025 04:59 PM

**Special Magistrate Hearing**

**4. C. 1.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2025-41 - 517 S 8th St

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

**Information**

**SUBJECT:**

|                            |              |                               |                    |
|----------------------------|--------------|-------------------------------|--------------------|
| <b>Case Number:</b>        | CE-2025-41   | <b>Investigating Officer:</b> | Charmaine Kirkland |
| <b>Violation Location:</b> | 517 S 8th St |                               |                    |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Regular  |
| <b>NOV Issue Date:</b>       | January 22, 2025                                   |
| <b>NOV Service Method:</b>   | Regular mail / Certified mail / Posted at property |
| <b>NTA Issue Date:</b>       | February 20, 2025                                  |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property                |
| <b>Posting Date:</b>         | February 28, 2025                                  |
| <b>Last Inspection Date:</b> | March 11, 2025                                     |

**OWNER:**

|               |   |
|---------------|---|
| <b>Owner:</b> | Santos Ramos Aguirre<br>517 S 8th St<br>Fort Pierce, FL 34950 |
|---------------|---|

**VIOLATIONS:**

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

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Cut and trim all hedges in the front yard to meet the requirements of the code of 4 feet.
2. Failure to comply by the date ordered will result in a fine of \$100.00 per day being assessed.

**Form Review**

Form Started By: Charmaine Kirkland

Started On: 02/19/2025 10:54 AM

**Special Magistrate Hearing**

**4. C. 2.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2025-5 - 722 S US Highway 1

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

**Information**

**SUBJECT:**

|                            |                    |                               |                 |
|----------------------------|--------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-5          | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 722 S US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Code Enforcement                    |
| <b>NOV Issue Date:</b>       | January 3, 2025                     |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 24, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|               |   |
|---------------|---|
| <b>Owner:</b> | Bismilla Investments Group 2 LLC<br>3315 Fairfield LN<br>Weston, FL 33331 |
|---------------|---|

**VIOLATIONS:**

IPMC 302.7 - Accessory Structures

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Repair or replace the ripped awning.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/07/2025 02:11 PM

**Special Magistrate Hearing****4. C. 3.****Meeting Date:** 03/12/2025**Re:** Case# CE-2025-28 - 2148 N US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-28          | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 2148 N US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Code Enforcement                                   |
| <b>NOV Issue Date:</b>       | January 14, 2025                                   |
| <b>NOV Service Method:</b>   | Regular mail / Certified mail / Posted at property |
| <b>NTA Issue Date:</b>       | February 20, 2025                                  |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property                |
| <b>Posting Date:</b>         | February 26, 2025                                  |
| <b>Last Inspection Date:</b> | March 10, 2025                                     |

**OWNER:**

|                  |   |
|------------------|---|
| <b>Violator:</b> | Sir King Auto Sales<br>2148 N US HIGHWAY 1<br>FORT PIERCE, FL 34946 |
|------------------|---|

**VIOLATIONS:**

22-20(a) - Certificate of Use required

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Obtain a certificate of use as required by code through the City Clerk's Office or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/07/2025 12:39 PM

**Special Magistrate Hearing**

**4. C. 4.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2024-152 - 3821 S US Highway 1

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

**Information**

**SUBJECT:**

| Case No:    | Violation Location (Address PID #) | Investigating Officer |
|-------------|------------------------------------|-----------------------|
| CE-2024-152 | 3821 S US Highway 1                | Heather Debevec       |

**CASE INFORMATION:**

|   |  |
|---|--|
| <b>Case Type:</b><br>Certificate of Use                       | <b>If REPEAT, Prior Hearing Date:</b>          |
| <b>NOV Issued Date:</b><br>December 27, 2024                  | <b>NOV Service Method:</b><br>Regular mail     |
| <b>NTA Issued Date:</b><br>February 20, 2025                  | <b>NTA Service Method:</b><br>Certified mail   |
| <b>Posting Date:</b><br>Green card received February 24, 2025 | <b>Last Inspection Date:</b><br>March 10, 2025 |

**OWNER:**

|   |  |
|---|--|
| OWNER:<br>Gold Coast Automotive Inc<br>3821 S US HIGHWAY 1<br>FORT PIERCE, FL 34982 |  |
|---|--|

**VIOLATIONS:**

22-20(a) - Certificate of Use required

**RECOMMENDATION:**

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

1. The violator(s) be given 7 days to:
  - Obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec

Started On: 01/03/2025 10:07 AM

**Special Magistrate Hearing**

**4. C. 5.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2024-150 - 3801 S US Highway 1

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

**Information**

**SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-150         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 3801 S US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Code Enforcement                                   |
| <b>NOV Issue Date:</b>       | December 27, 2024                                  |
| <b>NOV Service Method:</b>   | Regular mail / Certified mail / Posted at property |
| <b>NTA Issue Date:</b>       | February 20, 2025                                  |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property                |
| <b>Posting Date:</b>         | February 26, 2025                                  |
| <b>Last Inspection Date:</b> | March 10, 2025                                     |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Joseph Miller (TR)<br>5500 Orange AVE<br>Fort Pierce, FL 34947 |
|---------------|--|

**VIOLATIONS:**

117-3(b) - Signs: Maintenance

**RECOMMENDATION:**

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

1. The violator(s) be given 7 days to:
  - Wash and paint the rusting and discoloration on the poles and signs.
  - Repair or replace signs where lettering is peeling and discolored.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/03/2025 11:42 AM

**Special Magistrate Hearing****4. C. 6.****Meeting Date:** 03/12/2025**Re:** Case# CE-2024-131 - 3120 S US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-131         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 3120 S US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Code Enforcement                    |
| <b>NOV Issue Date:</b>       | December 10, 2024                   |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 26, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Dale P & Gail A Coyne<br>2920 SE Dune DR<br>Stuart, FL 34996 |
|---------------|--|

**VIOLATIONS:**

117-3(b) - Signs: Maintenance

24-19(6)(a) - Nuisances: Outside Storage - trash and rubbish

IPMC 302.7 - Accessory Structures

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Repair or replace the marquee sign at the front with blank-faced signage.
  - Remove the clothing, trash, buckets, bins, and other loose items from around the building and parking lot areas.
  - Repair or remove the broken firewood racks and the leaning fencing around the dumpster.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/05/2025 11:57 AM

**Special Magistrate Hearing**

**4. C. 7.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2025-2 - 2400 S Ocean Dr, Unit 3127

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

**Information**

**SUBJECT:**

|                            |                            |                               |                 |
|----------------------------|----------------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-2                  | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 2400 S Ocean Dr, Unit 3127 |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Short Term Vacation Rental          |
| <b>NOV Issue Date:</b>       | January 2, 2025                     |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 26, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Carlos Russo<br>2400 S Ocean DR Unit 3127<br>Fort Pierce, FL 34949 |
|---------------|--|

**VIOLATIONS:**

22-506(b) STR: - Registration Required  
22-506(o) STR: Advertising Requirements

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Obtain a rental unit registration through the City Clerk's office.
  - Correct the advertisement for the unit to comply with the code of ordinances.
2. Failure to comply within the time provided will result in:
  - A fine of \$5,000.00 being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/05/2025 04:18 PM

**Special Magistrate Hearing**

**4. C. 8.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2025-11 - 1717 S US Highway 1 #6

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

**Information**

**SUBJECT:**

|                            |                        |                               |                 |
|----------------------------|------------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-11             | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 1717 S US Highway 1 #6 |                               |                 |

**CASE INFORMATION:**

|                              |                                       |
|------------------------------|---------------------------------------|
| <b>Case Type:</b>            | Certificate of Use                    |
| <b>NOV Issue Date:</b>       | January 7, 2025                       |
| <b>NOV Service Method:</b>   | Regular mail                          |
| <b>NTA Issue Date:</b>       | February 20, 2025                     |
| <b>NTA Service Method</b>    | Certified mail / Posted at property   |
| <b>Posting Date:</b>         | Green card received February 24, 2025 |
| <b>Last Inspection Date:</b> | March 10, 2025                        |

**OWNER:**

|                  |  |
|------------------|--|
| <b>Violator:</b> | Discount Store Discount Cigarettes<br>1717 S US HIGHWAY 1 6<br>FORT PIERCE, FL 34950 |
|------------------|--|

**VIOLATIONS:**

22-20(a) - Certificate of Use required

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/06/2025 02:06 PM

**Special Magistrate Hearing**

**4. C. 9.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2025-12 - 1717 S US Highway 1 #9

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

**Information**

**SUBJECT:**

|                            |                        |                               |                 |
|----------------------------|------------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2025-12             | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 1717 S US Highway 1 #9 |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Certificate of Use                  |
| <b>NOV Issue Date:</b>       | January 7, 2025                     |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 26, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|                          |   |
|--------------------------|---|
| <b>Violator:</b>         | Fruteria Leon<br>1717 S US HIGHWAY 1 9<br>FORT PIERCE, FL 34950 |
| <b>Additional Party:</b> | Salvador Leon<br>1023 TORTUGAS AVE<br>FORT PIERCE, FL 34982     |

**VIOLATIONS:**

22-20(a) - Certificate of Use required

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Obtain a Certificate of Use or cease all business activities.
2. Failure to comply within the time provided will result in:
  - A fine of \$250.00 per day being assessed.
  - Per City Ordinance Sec. 22-28, all utility services to the business premises will be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/06/2025 02:15 PM

**Special Magistrate Hearing**

**4. C. 10.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2024-154 - 3347 S US Highway 1

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

**Information**

**SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-00154       | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 3347 S US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Code Enforcement                                   |
| <b>NOV Issue Date:</b>       | December 27, 2024                                  |
| <b>NOV Service Method:</b>   | Regular mail / Certified mail / Posted at property |
| <b>NTA Issue Date:</b>       | February 20, 2025                                  |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property                |
| <b>Posting Date:</b>         | February 26, 2025                                  |
| <b>Last Inspection Date:</b> | March 10, 2025                                     |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Ransur LLC<br>7969 Steeplechase CT<br>Port Saint Lucie, FL 34986 |
|---------------|--|

**VIOLATIONS:**

117-3(b) - Signs: Maintenance

**RECOMMENDATION:**

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

1. The violator(s) be given 30 days to:
  - Replace the vacant holders with blank-faced signs
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/06/2025 03:10 PM

**Special Magistrate Hearing**

**4. C. 11.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2024-148 - 4051 S US Highway 1

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

**Information**

**SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-148         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 4051 S US Highway 1 |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Code Enforcement                    |
| <b>NOV Issue Date:</b>       | December 27, 2024                   |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method:</b>   | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 24, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|                  |  |
|------------------|--|
| <b>Violator:</b> | Sherome Investments LLC<br>7458 Legends DR<br>Port Saint Lucie, FL 34986 |
|------------------|--|

**VIOLATIONS:**

117-3(b) - Signs: Maintenance

**RECOMMENDATION:**

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

1. The violator(s) be given 10 days to:
  - Repair or replace the missing sign panel.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/06/2025 04:06 PM

**Special Magistrate Hearing****4. C. 12.****Meeting Date:** 03/12/2025**Re:** Case# CE-2024-140 - 503 E Weatherbee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

|                            |                     |                               |                 |
|----------------------------|---------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-140         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 503 E Weatherbee Rd |                               |                 |

**CASE INFORMATION:**

|                              |  |
|------------------------------|--|
| <b>Case Type:</b>            | Code Enforcement                         |
| <b>NOV Issue Date:</b>       | December 20, 2025                        |
| <b>NOV Service Method:</b>   | Regular mail                             |
| <b>NTA Issue Date:</b>       | February 20, 2025                        |
| <b>NTA Service Method</b>    | Certified mail / Posted at property      |
| <b>Posting Date:</b>         | Green card received on February 24, 2025 |
| <b>Last Inspection Date:</b> | March 10, 2025                           |

**OWNER:**

|               |  |
|---------------|--|
| <b>Owner:</b> | Sylvester Taylor / Martha Toombs<br>503 E Weatherbee RD<br>Fort Pierce, FL 34982 |
|---------------|--|

**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

IPMC 702.4 - Emergency escape openings

**RECOMMENDATION:**

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

1. The violator(s) be given 20 days to:
  - Pressure wash the home, driveway, and walkways.
  - Paint the discolored areas and bare wood.
  - Remove or open all shutters.
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: 02/06/2025 04:25 PM

**Special Magistrate Hearing**

**4. C. 13.**

**Meeting Date:** 03/12/2025

**Re:** Case# CE-2024-98 - 9 Fishermans Wharf

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

**Information**

**SUBJECT:**

|                            |                    |                               |                 |
|----------------------------|--------------------|-------------------------------|-----------------|
| <b>Case Number:</b>        | CE-2024-98         | <b>Investigating Officer:</b> | Heather Debevec |
| <b>Violation Location:</b> | 9 Fishermans Wharf |                               |                 |

**CASE INFORMATION:**

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Case Type:</b>            | Code Enforcement                    |
| <b>NOV Issue Date:</b>       | November 5, 2024                    |
| <b>NOV Service Method:</b>   | Regular mail                        |
| <b>NTA Issue Date:</b>       | February 20, 2025                   |
| <b>NTA Service Method</b>    | Certified mail / Posted at property |
| <b>Posting Date:</b>         | February 24, 2025                   |
| <b>Last Inspection Date:</b> | March 10, 2025                      |

**OWNER:**

|               |   |
|---------------|---|
| <b>Owner:</b> | Lloyd F Bell Jr Revocable Trust of 2011<br>Carmella Bell<br>1008 Highway 98 E Box B<br>Destin, FL 32541 |
|---------------|---|

**VIOLATIONS:**

IPMC 304.7 - Roofs and Drainage

**RECOMMENDATION:**

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

1. The violator(s) be given 15 days to:
  - Obtain a permit to repair the metal roof and adhere to all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 02/07/2025 01:43 PM

**Special Magistrate Hearing**

**5. A. 1.**

**Meeting Date:** 03/12/2025

**Information**

**SUBJECT:**

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

**CASE INFORMATION:**

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

**OWNER:**

|   |
|---|
| VIOLATOR:<br>Lillie M Jones (EST)<br>3005 Dunbar St<br>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: 03/05/2025

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

### Property Identification

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

### Ownership

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

### Legal Description

BUNCHE PARK BLK 2 LOT 3

### Current Values

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

### Historical Values 3-year

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

### Sale History

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

### Primary Building Information

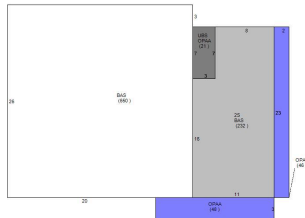
Finished Area of this building: 1,135 SF  
 Gross Sketched Area: 1,250 SF

#### Exterior Data

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

#### Interior Data

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



### Total Areas

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

### Special Features and Yard Items

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

10-7-2025 3005 Dunbar St

0001891

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

THANK YOU

(772-577-0309)

LORENZO

L.J.

Estate of  
Lillie Jones