

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 19, 2025 - 9:00 a.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

1.

Case Number:	NOOP-2025-00035	Investigating Officer:	Heather Debevec
Violation Location:	2404 Oleander Blvd		

2.

Case Number:	NOOP-2025-00036	Investigating Officer:	Heather Debevec
Violation Location:	501 Azalea Ave A		

3.

Case Number:	NOOP-2025-00037	Investigating Officer:	Heather Debevec
Violation Location:	505 Azalea Ave		

4.

Case Number:	NOOP-2025-00038	Investigating Officer:	Heather Debevec
Violation Location:	505 Azalea Ave		

5.

Case Number:	NOOP-2025-00040	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

6.

Case Number:	NOOP-2025-41	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

7.

Case Number:	NOOP-2025-00044	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd St 241050300300008		

8.

Case Number:	LTCL-2025-00012	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd ST 241050300190108		

9.

Case Number:	LTCL-2025-29	Investigating Officer:	Charmaine Kirkland
Violation Location:	1710 S 25th St		

10.

Case Number:	LTCL-2025-30	Investigating Officer:	Charmaine Kirkland
Violation Location:	Frist Blvd		

4. **NEW BUSINESS**

A. PUBLIC HEARINGS - CITATIONS

1.	CASE NO.: PK-2025-23	VIOLATION LOCATION (ADDRESS PID): 210 Indian River Dr	INVESTIGATING OFFICER: Lapolla
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B. PUBLIC HEARINGS - CITATION APPEALS

C. PUBLIC HEARINGS - VIOLATION CASES

1.	Case Number: CE-2025-12	Investigating Officer: Heather Debevec
	Violation Location: 1717 S US Highway 1 #9	

D. OTHER CASES

1.	Case Number: NUIS-2025-3	Investigating Officer: Heather Debevec
	Violation Location: 101 Seaway Dr	

2.	Case Number: NOOP-2025-34	Investigating Officer: Heather Debevec
	Violation Location: 2404 Oleander Blvd	

3.	Case Number: NOOP-2025-42	Investigating Officer: Heather Debevec
	Violation Location: 604 Azalea Ave	

4.	Case Number: LTCL-2025-7	Investigating Officer: Heather Debevec
	Violation Location: 218 Avenue B (241050300340006)	

5.	Case Number: LTCL-2025-8	Investigating Officer: Heather Debevec
	Violation Location: N 2nd ST 241050300300008	

6.	Case Number: NOOP-2025-43	Investigating Officer: Heather Debevec
	Violation Location: N 2nd St 241050300300008	

7.	Case Number: LTCL-2025-9	Investigating Officer: Heather Debevec
	Violation Location: 301 N 2nd St	

8.	Case Number: LTCL-2025-10	Investigating Officer: Heather Debevec
	Violation Location: N Indian River Dr 241050300430002	

9.	Case Number: NOOP-2025-45	Investigating Officer: Heather Debevec
	Violation Location: 604 Azalea Ave	

10.	Case Number: LTCL-2025-31	Investigating Officer: Charmaine Kirkland
	Violation Location: N 25th Street (2404-710-0075-000-2)	

5. OLD BUSINESS

A. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

1.	Case Number: 24-527	Investigating Officer: Manuel Fernandez
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Violation Location:	724 Texas Ct
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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: 03/19/2025

Re: Case# NOOP-2025-35 - 2404 Oleander Blvd

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

Information

SUBJECT:

Case Number:	NOOP-2025-00035	Investigating Officer:	Heather Debevec
Violation Location:	2404 Oleander Blvd		

CASE INFORMATION:

Case Type:	Non - Operative Vehicles - COMPLIED
NOV Issue Date:	February 11, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Joan Stevenson (EST) 2404 Oleander BLVD Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove or ensure all vehicles are safely and legally operable or the City will tow the vehicles.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

Started On: 02/11/2025 02:35 PM

Special Magistrate Hearing

3. B. 2.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-36 - 501 Azalea Ave A

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

Information

SUBJECT:

Case Number:	NOOP-2025-00036	Investigating Officer:	Heather Debevec
Violation Location:	501 Azalea Ave A		

CASE INFORMATION:

Case Type:	Non-operative vehicles - COMPLIED
NOV Issue Date:	February 11, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Roger Fitz-Allan, Keisha R, & Richard Andre Ramon Williams 12221 SW 112th AVE Miami, FL 33176
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to remove the vehicle or have it safely and legally operable, or the City will have the vehicle remove.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

Started On: 02/11/2025 04:54 PM

Special Magistrate Hearing

3. B. 3.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-37 - 505 Azalea Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00037	Investigating Officer:	Heather Debevec
Violation Location:	505 Azalea Ave		

CASE INFORMATION:

Case Type:	Non-operative vehicles - COMPLIED
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Mepredre Taloute Joseph Jaques 505 Azalea AVE Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to have the vehicles safely and legally operable or removed, or the City will have the vehicles towed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/11/2025

Started On: 02/12/2025 01:41 PM

Special Magistrate Hearing

3. B. 4.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-38 - 505 Azalea Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00038	Investigating Officer:	Heather Debevec
Violation Location:	505 Azalea Ave		

CASE INFORMATION:

Case Type:	Non-operative vehicles - COMPLIED
NOV Issue Date:	February 12, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Mepredre Taloute Joseph Jaques 505 Azalea AVE Fort Pierce, FL 34949
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to have the vehicle safely and elgally operable or removed or the City will have the vehicle removed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

Started On: 02/12/2025 03:49 PM

Special Magistrate Hearing

3. B. 5.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-40 - 604 Azalea Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-00040	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles - COMPLIED
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to ensure the boat and trailer are safely and leagally operable or the City will remove it.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/11/2025

Started On: 02/14/2025 11:38 AM

Special Magistrate Hearing

3. B. 6.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-41 - 604 Azalea Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-41	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Non - Operative Vehicles - COMPLIED
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982
Additional Party:	

VIOLATIONS:

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

RECOMMENDATION:

10 days to ensure all vehicles are safely and leagly operable or removed, or the City will remove them.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/11/2025

Started On: 02/14/2025 01:04 PM

Special Magistrate Hearing

3. B. 7.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-44 - N 2nd St 241050300300008

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

Information

SUBJECT:

Case Number:	NOOP-2025-00044	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd St 241050300300008		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles - COMPLIED
NOV Issue Date:	February 28, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Audubon Development Inc PO Box 981 Palm Beach, FL 33480
Additional Party:	Registered Agent Solutions Inc 2894 Remington Green Lane, Suite A Tallahassee, FL 32308

VIOLATIONS:

24-19(c) - Nuisance: Non-Operative Vehicles

RECOMMENDATION:

10 days to ensure all vehicles are safely and legally operable or removed or the City will tow the vehicles.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/11/2025

Started On: 02/18/2025 03:27 PM

Special Magistrate Hearing

3. B. 8.

Meeting Date: 03/19/2025

Re: Case# LTCL-2025-12- N 2nd ST 241050300190108

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

Information

SUBJECT:

Case Number:	LTCL-2025-00012	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd ST 241050300190108		

CASE INFORMATION:

Case Type:	Lot Clearing - VOIDED
NOV Issue Date:	February 19, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Audubon Development Inc PO Box 981 Palm Beach, FL 33480
Additional Party:	Registered Agent Solutions Inc 2894 Remington Green Ln Ste A Tallahassee, FL 32308

VIOLATIONS:

24-19(11)(a)(b)- Nuisance: Landscape less then 3 acres

RECOMMENDATION:

10 days to trim the growth under and around the trailer or \$100 per day and the City can bid it out.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

Started On: 02/19/2025 08:34 AM

Special Magistrate Hearing

3. B. 9.

Meeting Date: 03/19/2025

Re: Case# LTCL-2025-29 - 1710 S 25th St

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

Information

SUBJECT:

Case Number:	LTCL-2025-29	Investigating Officer:	Charmaine Kirkland
Violation Location:	1710 S 25th St		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2025
Last Inspection Date:	March 18, 2025

OWNER:

Owner:	25th Street United Properties LLC 7892 Saddlebrook Dr Port St Lucie, FL 34986-3100
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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 10 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: Charmaine Kirkland
Final Approval Date: 03/11/2025

Started On: 02/26/2025 11:19 AM

Special Magistrate Hearing

3. B. 10.

Meeting Date: 03/19/2025

Re: Case# LTCL-2025-30 - Frist Blvd

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

Information

SUBJECT:

Case Number:	LTCL-2025-30	Investigating Officer:	Charmaine Kirkland
Violation Location:	Frist Blvd		

CASE INFORMATION:

Case Type:	Lot Clearing - COMPLIED
NOV Issue Date:	February 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2025
Last Inspection Date:	March 18, 2025

OWNER:

Owner:	25th Street United Properties LLC 7892 Saddlebrook Dr Port St Lucie, FL 34986
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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 10 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: Charmaine Kirkland
Final Approval Date: 03/11/2025

Started On: 02/26/2025 11:21 AM

Special Magistrate Hearing

4. A. 1.

Meeting Date: 03/19/2025

Re: Case# PK-2025-23 - 210 Indian River Dr

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

Information

SUBJECT:

CASE NO.:	VIOLATION LOCATION (ADDRESS PID):	INVESTIGATING OFFICER:
PK-2025-23	210 Indian River Dr	Lapolla

CASE INFORMATION:

Case Type:	Parking Citation
Citation Issue Date:	December 9, 2024
NTA Issue Date:	February 25, 2025
NTA Service Method	Regular and Certified mail / Posted at City Hall
Posting Date:	

OWNER:

Owner:	Olivia Ann Newsome-Hall
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
6952 PK	34-31(N) Parked against Flow of Traffic	\$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: Katherine Calderon
Final Approval Date: 03/14/2025

Started On: 02/25/2025 10:07 AM

Special Magistrate Hearing

4. C. 1.

Meeting Date: 03/19/2025

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

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

Information

SUBJECT:

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

CASE INFORMATION:

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

OWNER:

Violator:	Fruteria Leon 1717 S US HIGHWAY 1 9 FORT PIERCE, FL 34950
Additional Party:	Salvador Leon 1023 TORTUGAS AVE 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

Final Approval Date: 03/10/2025

Special Magistrate Hearing

4. D. 1.

Meeting Date: 03/19/2025

Re: Case# NUIS-2025-3 - 101 Seaway Dr

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

Information

SUBJECT:

Case Number:	NUIS-2025-3	Investigating Officer:	Heather Debevec
Violation Location:	101 Seaway Dr		

CASE INFORMATION:

Case Type:	Board Up
NOV Issue Date:	February 10, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 12, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 12, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Jairo Chitiva (TR) 1325 SW Bent Pine CV Port Saint Lucie, FL 34986
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VIOLATIONS:

103-341 - Vacant buildings: Board up required
IPMC 301.3 - Vacant Structures and land

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 10 days to:
 - Re-secure all openings, including all doors and windows, with painted exterior grade plywood or other similar commercially available products designed for this intended use and installed in a workman-like manner.
4. Failure to comply by the date ordered will result in:
 - A fine of \$100.00 per day be assessed for each day the violation continues.
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

Started On: 02/10/2025 03:34 PM

Special Magistrate Hearing

4. D. 2.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-34 - 2404 Oleander Blvd

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

Information

SUBJECT:

Case Number:	NOOP-2025-34	Investigating Officer:	Heather Debevec
Violation Location:	2404 Oleander Blvd		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles
NOV Issue Date:	February 11, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Joan Stevenson (EST) 2404 Oleander BLVD Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 10 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/11/2025

Started On: 02/11/2025 02:13 PM

Special Magistrate Hearing**4. D. 3.****Meeting Date:** 03/19/2025**Re:** Case# NOOP-2025-42 - 604 Azalea Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2025-42	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Non-Operative Vehicles
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982
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VIOLATIONS:

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

RECOMMENDATION:

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 10 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/14/2025 01:28 PM

Final Approval Date: 03/11/2025

Special Magistrate Hearing**4. D. 4.****Meeting Date:** 03/19/2025**Re:** Case# LTCL-2025-7 - 218 Avenue B (241050300340006)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-7	Investigating Officer:	Heather Debevec
Violation Location:	218 Avenue B (241050300340006)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Audubon Development Inc PO Box 981 Palm Beach, FL 33480
Additional Party:	REGISTERED AGENT SOLUTIONS, INC. 2894 REMINGTON LN SUIT A TALLAHASSEE, FL 32308

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 10 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: Heather Debevec

Started On: 02/14/2025 04:13 PM

Final Approval Date: 03/11/2025

Special Magistrate Hearing

4. D. 5.

Meeting Date: 03/19/2025

Re: Case# LTCL-2025-8 - N 2nd ST 241050300300008

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

Information

SUBJECT:

Case Number:	LTCL-2025-8	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd ST 241050300300008		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 14, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 20, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 20, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Audubon Development Inc PO Box 981 Palm Beach, FL 33480
Additional Party:	REGISTERED AGENT SOLUTIONS, INC. 2894 REMINGTON GREEN LN SUITE A TALLAHASSEE, FL 32308

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 10 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: Heather Debevec

Started On: 02/14/2025 04:40 PM

Final Approval Date: 03/11/2025

Special Magistrate Hearing**4. D. 6.****Meeting Date:** 03/19/2025**Re:** Case# NOOP-2025-43 - N 2nd St 241050300300008**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	NOOP-2025-43	Investigating Officer:	Heather Debevec
Violation Location:	N 2nd St 241050300300008		

CASE INFORMATION:

Case Type:	Non-operative vehicle
NOV Issue Date:	February 18, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025
REPEAT INFO:	

OWNER:

Owner:	Audubon Development Inc PO BOX 981 Palm Beach, FL 33480
Additional Party:	Registered Agent Solutions, Inc 2894 Remington Green Lane Ste A Tallahassee, FL 32308

VIOLATIONS:

24-19(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 10 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec

Started On: 02/18/2025 02:52 PM

Final Approval Date: 03/11/2025

Special Magistrate Hearing

4. D. 7.

Meeting Date: 03/19/2025**Re:** Case# LTCL-2025-9 - 301 N 2nd St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-9	Investigating Officer:	Heather Debevec
Violation Location:	301 N 2nd St		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 18, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Audubon Development Inc PO BOX 981 Palm Beach, FL 33480
Additional Party:	Registered Agent Solutions Inc 2894 Remington Green Ln Ste A Tallahassee, FL 32308

VIOLATIONS:

24-19(11(a)(b)(iii) - Nuisance: Landscaping on property over 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 10 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: Heather Debevec

Started On: 02/18/2025 03:42 PM

Final Approval Date: 03/11/2025

Special Magistrate Hearing**4. D. 8.****Meeting Date:** 03/19/2025**Re:** Case# LTCL-2025-10 - N Indian River Dr 241050300430002**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

Case Number:	LTCL-2025-10	Investigating Officer:	Heather Debevec
Violation Location:	N Indian River Dr 241050300430002		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 18, 2205
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Audubon Development Inc PO Box 981 Palm Beach, FL 33480-0981
Additional Party:	Registered Agent Solutions Inc 2894 Remington Green Ln Ste A Tallahassee, FL 32308

VIOLATIONS:

24-19(11)(a)(b) - Nuisance: Landscape for property under 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 10 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: Heather Debevec

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

Final Approval Date: 03/11/2025

Special Magistrate Hearing

4. D. 9.

Meeting Date: 03/19/2025

Re: Case# NOOP-2025-45 - 604 Azalea Ave

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

Information

SUBJECT:

Case Number:	NOOP-2025-45	Investigating Officer:	Heather Debevec
Violation Location:	604 Azalea Ave		

CASE INFORMATION:

Case Type:	Non-operative vehicles
NOV Issue Date:	February 20, 2025
NOV Service Method:	Regular mail/ Certified mail / Posted at property
NTA Issue Date:	February 24, 2025
NTA Service Method	Regular mail / Certified mail / Posted at property
Posting Date:	February 24, 2025
Last Inspection Date:	March 17, 2025

OWNER:

Owner:	Cole Dettmann 604 Azalea AVE Fort Pierce, FL 34982
---------------	--

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 10 days to:
 - Per the Notice of Violation, ensure all vehicles are safely and legally operable.
4. Failure to comply by the date ordered will result in:
 - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 03/14/2025

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

Special Magistrate Hearing

4. D. 10.

Meeting Date: 03/19/2025

Re: Case# LTCL-2024-31- N 25th St

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

Information

SUBJECT:

Case Number:	LTCL-2025-31	Investigating Officer:	Charmaine Kirkland
Violation Location:	N 25th Street (2404-710-0075-000-2)		

CASE INFORMATION:

Case Type:	Lot Clearing
NOV Issue Date:	February 22, 2025
NOV Service Method:	Regular mail / Certified mail / Posted at property
NTA Issue Date:	February 25, 2025
NTA Service Method:	Regular mail / Certified mail / Posted at property
Posting Date:	February 25, 2025
Last Inspection Date:	March 18, 2025

OWNER:

Owner:	Gloria M Johnson Scott 1511 N 25th St Fort Pierce, FL 34947
---------------	---

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 10 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: Charmaine Kirkland
Final Approval Date: 03/11/2025

Started On: 02/26/2025 11:22 AM

Information

SUBJECT:

Case Number:	24-527	Investigating Officer:	Manuel Fernandez
Violation Location:	724 Texas Ct		

CASE INFORMATION:

Case Type:	Massey
NOV Issue Date:	February 26, 2024
NOV Service Method:	Regular Mail
NTA ISSUED DATE:	August 10, 2024
NTA SERVICE METHOD:	Certified Mail

PARTIES:

OWNER: Alan J Branca 724 Texas Ct Fort Pierce, FL 34950-4030
--

VIOLATIONS:

IPMC 304.2 Protective treatment
IPMC 304.13 Window, skylight, and door frames
IPMC 304.6 Exterior Walls

FINDINGS/ORDER:

September 11, 2024 - Special Magistrate Pelletier found the owners in violation and gave 30 days to comply or be fined \$100 daily.
November 21, 2024 - Daily fines started.
December 1, 2024 - Affidavit of Non-Compliance issued.
February 5, 2025 - Massey letter sent to owner.
February 20, 2025 - Massey request received.
As of March 14, 2025, property remains out of compliance.
Balance as of 3-14-25: \$11,320.00 (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: None, property remains out of compliance.
3. Any previous violations committed by the violator: None

RECOMMENDATION:

To be determined by the Special Magistrate

Attachments

Property Card
Massey Request
ODV and Non-CM Affidavit
Massey Notice

Form Review

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 3/14/2025, 11:08 AM

Property Identification

Site Address: 724 TEXAS CT Map ID: 24/09S	Parcel ID: 2409-826-0011- 000-7 Zoning: SF Moderat	Account #: 22992 Use Type: 0100	Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce
---	--	------------------------------------	--

Ownership

Alan J Branca
724 Texas Ct
Fort Pierce, FL 34950-4030

Legal Description

RICHARD'S S/D BLK C LOT 4 (OR 1221-1726)

Current Values

Just/Market: \$158,600	Assessed: \$54,902
Exemptions: \$29,902	Taxable: \$25,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$158,600	\$54,902	\$29,902	\$25,000
2023	\$148,900	\$53,303	\$28,303	\$25,000
2022	\$131,200	\$51,751	\$26,751	\$25,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-06-1999	1221 / 1726	XX02	WD	Kurt A Schindler	\$65,000
10-08-1990	0717 / 2001	XX01	QC	Kurt A Schindler	\$100
04-01-1977	0266 / 1811	XX00	CV		\$39,900

Primary Building Information

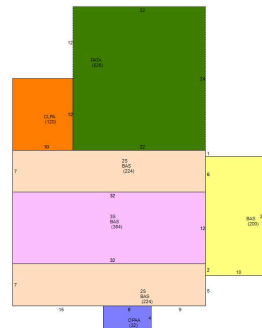
Finished Area of this building: 2,248 SF
Gross Sketched Area: 2,928 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: SFAV
Year Built: 1925	Frame:	Grade: SFAV-Avg	Effective Year: 1925
Primary Wall: Wood/Sheath	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Hardwood



Total Areas

Finished/Under Air (SF):	2,808
Gross Sketched Area (SF):	3,572
Land Size (acres):	0.15
Land Size (SF):	6,538
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
3FT CB Wall	1	80	1999
UTILITY AVG	1	96	1999



From: Joe Branca <jbranca@brancarealty.com>
Sent: Thursday, February 20, 2025 12:21 PM
To: Peggy Arraiz <parraiz@cityoffortpierce.com>
Subject: Case # 24-00000527

You don't often get email from jbranca@brancarealty.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.

Hello Margaret,

I'm responding for my father as he is currently not doing well health wise. I received the notice from the city dated February 5, 2025. It's my understanding that there are code violations on both his main house and also the abandoned home (recently caught on fire) behind him that he also owns on the same parcel. Due to my dad's health and not having the finances to maintain the home, we are going to place the home on the market. We will start doing the required repairs soon to the main house until he sells it. I have been in talks with Manny the code enforcement officer and he's told me what needs to be done to the main house to get the home up to code.

As far as the abandoned home which I'm assuming this case involves, can you please tell me what needs to be done to get it up to code. Before the home was set on fire, the home was already not livable and abandoned. It is not rebuildable and my dad does not have the funds to have it demolished. Can the home be boarded up for safety measures and be painted?

We have many investors interested in the home and are aware of the code violations. Can the home be transferred to the new owners "AS IS"?

Any help or advice on this matter is greatly appreciated.

--

Selling the Treasure Coast Over 25 Years !

Joe Branca

Broker/ Owner

www.joesellsstlucie.com

Joe Branca
REALTOR® BROKER/OWNER
Cell: 772-370-1910

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Selling the Treasure Coast Over 20 Years



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 24-00000527

Violator: ALAN J BRANCA
724 TEXAS CT
FT PIERCE, FL 34950

Property Address: 724 TEXAS CT
Tax ID #: 2409-826-0011-000/7
Legal Description: RICHARD'S S/D BLK C LOT 4

RE: Violation of Section(s): IPMC 304.2 - Protective Treatment, IPMC 304.13 - Window, Skylight, and door frames, IPMC 304.6 Exterior Walls

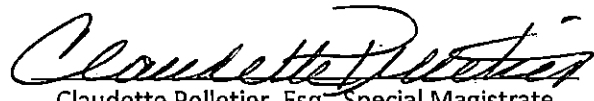
ORDER DETERMINING VIOLATION

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 ALAN J BRANCA 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 named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
 - a. Pressure wash and paint where molding, peeling, or deterioration has occurred.
 - b. Obtain a permit to repair the broken windows and window frames on the north side of the house and adhere to all conditions of the permit.
 - c. Obtain a permit to repair where any wood had begun to deteriorate on the house and adhere to all conditions of the permit.
3. In the event the violation is not remedied within 30 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 \$100.00.
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 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.
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 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

C0127681



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: **724 Texas CT**

CASE NO: **24-0527**

IN THE MATTER OF: **ALAN J BRANCA**
724 TEXAS CT
FORT PIERCE, FL 34950

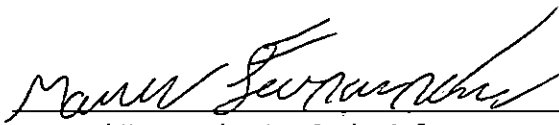
BEFORE ME, the undersigned authority, personally appeared Manuel Fernandez Jr., Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated **September 16, 2024**, in the above-mentioned case and find that said property is not in compliance as of this date: **November 21, 2024**.

In accordance with the Order of Violation fines in the amount of \$250.00 shall commence on this date, November 21, 2024.


FURTHER AFFIANT SAYETH NOT.

DATED this 1st day of December, 2024.

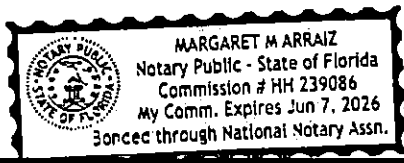

Manuel Fernandez Jr., Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 1st day of December, 2024.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

February 5, 2025

Property address: 724 TEXAS CT
Tax ID #: 2409-826-0011-000/7
Legal description: RICHARD'S S/D BLK C LOT 4

ALAN J BRANCA
724 TEXAS CT
FT PIERCE, FL 34950

Re: Case # 24-00000527

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

C0128213