

**SPECIAL MAGISTRATE**

**BOARD AGENDA**

Special Magistrate Hearing - Wednesday, July 16, 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>	NOOP-2025-124	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	N 2nd St (2410-503-0030-000-8)		

2.

<b>Case Number:</b>	NOOP-2025-125	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2402 Oleander Blvd		

3.

<b>Case Number:</b>	NOOP-2025-150	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

4.

<b>Case Number:</b>	CE-2025-196	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	811 Texas Ct		

5.

<b>Case Number:</b>	CE-2025-184	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	623 Texas Ct		

6.

<b>Case Number:</b>	CE-2025-181	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	609 Texas Ct		

7.

<b>Case Number:</b>	NOOP-2025-151	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

8.

<b>Case Number:</b>	NOOP-2025-152	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

9.

<b>Case Number:</b>	NOOP-2025-153	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

4. **NEW BUSINESS**

A. **PUBLIC HEARINGS - CITATIONS**

B. PUBLIC HEARINGS - CITATION APPEALS

C. PUBLIC HEARINGS - VIOLATION CASES

1. 

<b>Case Number:</b>	CE-2025-209	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1217 Texas Ct		
2. 

<b>Case Number:</b>	CE-2025-207	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1215 Texas Ct		
3. 

<b>Case Number:</b>	CE-2025-199	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1005 Texas Ct		
4. 

<b>Case Number:</b>	CE-2025-301	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2050 S US Highway 1		
5. 

<b>Case Number:</b>	CE-2025-280	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	608 Cedar Pl		

D. OTHER CASES

1. 

<b>Case Number:</b>	LTCL-2025-102	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1134 Boston Ave		
2. 

<b>Case Number:</b>	NUIS-2025-17	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1134 Boston Ave		
3. 

<b>Case Number:</b>	LTCL-2025-104	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		
4. 

<b>Case Number:</b>	LTCL-2025-115	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	120 N 12th ST		

5. OLD BUSINESS

A. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

1. 

CE-2025-2	2400 S Ocean Dr, Unit 312	Carlos Alberto Russo	Heather Debevec
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2. 

24-404	1117 Orange Ave	Stately Dolphin LLC	Heather Debevec
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3. 

<b>Case Number:</b>	24-799	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2009 S US Hwy 1		
4. 

<b>Case Number:</b>	24-1173	<b>Investigating Officer:</b>	Peggy Arraiz
<b>Violation Location:</b>	108 Roselyn Ave		

B. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

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

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

**Special Magistrate Hearing - 9:00AM****3. B. 1.****Meeting Date:** 07/16/2025**Re:** Case # NOOP-2025-124 - N 2nd St (2410-503-0030-000-8)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

<b>Case Number:</b>	NOOP-2025-124	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	N 2nd St (2410-503-0030-000-8)		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	May 22, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	July 14, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner of Vehicle:</b>	Jonathan Kiley
<b>Property Owner:</b>	Audubon Development, Inc PO Box 981 Palm Beach, FL 33480
<b>Additional Party:</b>	Audubon Development Inc 184 Sunset AVE #38 Palm Beach, FL 33480
<b>Additional Party:</b>	Registered Agent Solutions Inc 2894 Remington Green LN Suite A Tallahassee, FL 32308

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, 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: 05/22/2025 03:47 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 2.**

**Meeting Date:** 07/16/2025

**Re:** Case # NOOP-2025-125 - 2402 Oleander Blvd

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-125	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2402 Oleander Blvd		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle - COMPLIED
<b>NOV Issue Date:</b>	May 22, 2025
<b>NOV Service Method:</b>	Regular mail/ Certified mail / Posted at property
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	July 14, 2025
<b>REPEAT INFO:</b>	

**OWNER:**

<b>Owner:</b>	Nickolaos V & Pamela A Kapsis Jr 2402 Oleander BLVD Fort Pierce, FL 34982
<b>Additional Party:</b>	Joseph Alfred Baird & Brandon Dalla Baird 3707 SW Brassie WAY Palm City, FL 34990

**VIOLATIONS:**

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

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, 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**

**Special Magistrate Hearing - 9:00AM**

**3. B. 3.**

**Meeting Date:** 07/16/2025

**Re:** Case # NOOP-2025-150 - 1408 G Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-150	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle - COMPLIED
<b>NOV Issue Date:</b>	June 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 17, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-Operable Vehicle

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure that the Gold Hyundai Sedan is road safe and legal.
4. Failure to comply by the date ordered will result in:
  - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

**Form Review**

**Special Magistrate Hearing - 9:00AM**

**3. B. 4.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-196 - 811 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-196	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	811 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Johanna Gromek 811 TEXAS CT FORT PIERCE, FL 34950
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**VIOLATIONS:**

- 125-322(c)(1) - Fences: Height restrictions
- 24-19(19) - Nuisances: Furniture kept or stored outdoors
- 24-19(6)(d) - Nuisances: 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 7 days to:
  - Trim hedges and bushes to be 4 feet in front of the home.
  - Bring in the indoor styled furniture.
  - Bring in loose items from the car port.
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: Heather Debevec

Started On: 05/09/2025 10:41 AM

**Special Magistrate Hearing - 9:00AM**

**3. B. 5.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-184 - 623 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-184	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	623 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Larry & Karen Kosoy 1606 THUMB POINT DR FORT PIERCE, FL 34949
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**VIOLATIONS:**

30-28(c) - SW: Containers - When placed

**RECOMMENDATION:**

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

1. The violator(s) be given 7 days to:
  - Place waste bins to the side or rear of the home.
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: 05/09/2025 12:45 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 6.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-181 - 609 Texas Ct

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

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**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-181	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	609 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement - COMPLIED
<b>NOV Issue Date:</b>	May 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Paul Feyereisen 302 Olive AVE Port St Lucie, FL 34952
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**VIOLATIONS:**

30-28(c) - SW: Containers - When placed  
IPMC 304.2 - Protective Treatment

**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
  - Store waste bins to the side or rear of the home.
  - Paint areas that are bare and peeling.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

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**Form Review**

Form Started By: Heather Debevec

Started On: 05/09/2025 12:58 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 7.**

**Meeting Date:** 07/16/2025

**Re:** Case # NOOP-2025-151 - 1408 G Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-151	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle - COMPLIED
<b>NOV Issue Date:</b>	June 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 17, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Property Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
<b>Vehicle Owner:</b>	Clemmie Hill

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-Operable Vehicle

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure that the White Ford Pickup is road safe and legal.
4. Failure to comply by the date ordered will result in:
  - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 06/15/2025 12:09 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 8.**

**Meeting Date:** 07/16/2025

**Re:** Case # NOOP-2025-152 - 1408 G Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-152	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle - COMPLIED
<b>NOV Issue Date:</b>	June 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 17, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Property Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
<b>Vehicle Owner:</b>	Alonzo Gamble

**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-Operable Vehicle

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure that the Black Open-Top Utility Trailer is road safe and legal.
4. Failure to comply by the date ordered will result in:
  - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 06/15/2025 12:22 PM

**Special Magistrate Hearing - 9:00AM**

**3. B. 9.**

**Meeting Date:** 07/16/2025

**Re:** Case # NOOP-2025-153 - 1408 G Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-153	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Non-Operable Vehicle - COMPLIED
<b>NOV Issue Date:</b>	June 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 17, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Property Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
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**VIOLATIONS:**

24-19(15)(c) - Nuisances: Non-Operable Vehicle

**RECOMMENDATION:**

The City requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 days to:
  - Per the Notice of Violation, ensure that the Grey/Silver Open-top Utility Trailer is road safe and legal.
4. Failure to comply by the date ordered will result in:
  - The City is to take the necessary steps to abate the nuisance condition, and have the vehicle towed off the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 06/15/2025 01:02 PM

**Special Magistrate Hearing - 9:00AM**

**4. C. 1.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-209 - 1217 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-209	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1217 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Neil Conway 1217 Texas CT Fort Pierce, FL 34950
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**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:
  - Pressure wash the driveway and walkways.
  - Repaint the awnings, doors, fascia, and any areas of the home showing signs of rust, peeling, fading, or discoloration.
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: Heather Debevec

Started On: 05/07/2025 03:47 PM

Final Approval Date: 07/08/2025

**Special Magistrate Hearing - 9:00AM**

**4. C. 2.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-207 - 1215 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-207	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1215 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Anishia Wright 1215 Texas Ct Fort Pierce, FL 34950
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**VIOLATIONS:**

- IPMC 304.1 - Exterior Structure
- IPMC 304.12 - Exterior Handrails and Guards
- IPMC 304.2 - Protective Treatment

**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 the rotting wood on the home.
  - Repair the banister / handrails for the porch.
  - Paint the areas of bare wood, peeling, and discolored.
  - Obtain any necessary permits and comply with all permit conditions.
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: Heather Debevec  
Final Approval Date: 07/08/2025

Started On: 05/07/2025 04:21 PM

**Special Magistrate Hearing - 9:00AM**

**4. C. 3.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-199 - 1005 Texas Ct

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-199	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1005 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	March 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Martin Selkin 1005 Texas Ct Fort Pierce, FL 34950
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**VIOLATIONS:**

125-322(c)(1) - Fences: Height restrictions  
 24-19(11)(a)(b) - Nuisances: Landscaping requirements - for less than 3-acre properties  
 IPMC 304.2 - Protective Treatment

**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:
  - Trim bushes and hedges to be 4 feet at the front of the home.
  - Mow the yard and clean off the fence lines.
  - Pressure wash the driveway and walkways.
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: Heather Debevec  
 Final Approval Date: 07/08/2025

Started On: 05/09/2025 10:06 AM

**Special Magistrate Hearing - 9:00AM**

**4. C. 4.**

**Meeting Date:** 07/16/2025

**Re:** Case # CE-2025-301 - 2050 S US Highway 1

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-301	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2050 S US Highway 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 30, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Larch Avenue - DB4 LLC 530 36th ST West Palm Beach, FL 33407
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**VIOLATIONS:**

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

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:
  - Remove all trash and foliage debris.
  - Cover open sign boards with white or opaque coverings.
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  
Final Approval Date: 07/08/2025

Started On: 05/23/2025 11:48 AM

**Special Magistrate Hearing - 9:00AM**

**4. C. 5.**

**Meeting Date:** 07/16/2025

**Re:** Case# CE-2025-280 - 608 Cedar PI

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	CE-2025-280	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	608 Cedar PI		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	April 18, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	June 16, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Cecelia Gutierrez 5601 Palmetto DR 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 15 days to:
  - Remove the boards from all the windows.
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  
Final Approval Date: 07/08/2025

Started On: 05/27/2025 04:19 PM

**Special Magistrate Hearing - 9:00AM**

**4. D. 1.**

**Meeting Date:** 07/16/2025

**Re:** Case # LTCL-2025-102 - 1134 Boston Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-102	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1134 Boston Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 10, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 10, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Property Owner:</b>	Richard E Peterson Carmen H Peterson 2507 N Indian River Dr Fort Pierce, FL 34946-1805
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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 7 Days to:
  - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day be assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.

Started On: 05/29/2025 08:07 AM

Final Approval Date: 07/08/2025

**Special Magistrate Hearing - 9:00AM**

**4. D. 2.**

**Meeting Date:** 07/16/2025

**Re:** Case # NUIS-2025-17 - 1134 Boston Ave

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	NUIS-2025-17	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1134 Boston Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Board-Up
<b>NOV Issue Date:</b>	June 10, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 10, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 10, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Property Owner:</b>	Richard E Peterson Carmen H Peterson 2507 N Indian River Dr Fort Pierce, FL 34946-1805
------------------------	---

**VIOLATIONS:**

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

**RECOMMENDATION:**

The city requests that the Special Magistrate find:

1. That a nuisance condition exists in violation of the Code of Ordinances and that such nuisance condition poses a threat to the public health, safety and welfare of the community; and
2. That the nuisance be addressed through the City's Nuisance Abatement program.
3. The violator(s) be given 7 Days to:
  - Re-secure/Secure all openings, doors, and windows on the structure and shed/garage at the rear of the property
4. Failure to comply by the date ordered will result in:
  - A fine of \$100.00 per day be assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/08/2025

Started On: 05/29/2025 08:09 AM

**Special Magistrate Hearing - 9:00AM**

**4. D. 3.**

**Meeting Date:** 07/16/2025

**Re:** Case # LTCL-2025-104 - 1408 G Ter

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-104	<b>Investigating Officer:</b>	Manuel Fernandez Jr.
<b>Violation Location:</b>	1408 G Ter		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 17, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	June 17, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 17, 2025
<b>Last Inspection Date:</b>	July 14, 2025

**OWNER:**

<b>Owner:</b>	Delroy Stanbury PO Box 260502 Pembroke Pines, FL 33026
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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 7 days to:
    - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
    - Remove all trash and debris, including landscape debris generated from bringing the property into compliance.
- Failure to comply by the date ordered will result in:
- A fine of \$100.00 per day being assessed for each day the violation continues.
  - The City is to take the necessary steps to abate the nuisance condition, the cost of which is to be assessed against the property.

**Form Review**

Form Started By: Manuel Fernandez, Jr.  
Final Approval Date: 07/08/2025

Started On: 06/16/2025 10:38 AM

**Special Magistrate Hearing - 9:00AM**

**4. D. 4.**

**Meeting Date:** 07/16/2025

**Re:** Case# LTCL-2025-115 - 120 N 12th ST

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

**Information**

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-115	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	120 N 12th ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	June 16, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	July 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	June 20, 2025
<b>Last Inspection Date:</b>	July 15, 2025

**OWNER:**

<b>VIOLATOR:</b>	Idelu Miller 2038 SW Morelia Ln Port St Lucie, FL 34953
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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 7 days to:
    - Cut all grass and weeds as needed and trim all trees, shrubs, and bushes to the standards identified in the Notice of Violation.
    - 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: Jarvis Gamble

Started On: 06/18/2025 04:58 PM

**Special Magistrate Hearing - 9:00AM**

**5. A. 1.**

**Meeting Date:** 07/16/2025

**Information**

**SUBJECT:**

CE-2025-2	2400 S Ocean Dr, Unit 312	Carlos Alberto Russo	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 2, 2025	Type of Presentation:	Massey
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**PARTIES:**

<b>VIOLATOR:</b> Carlos Alberto Russo 2400 S Ocean DR Apt 3127 Fort Pierce, FL 34949-7932
--

**VIOLATIONS:**

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

**FINDINGS/CASE FOLLOW-UP:**

March 12, 2025 - Special Magistrate Barreau found the violations exist and granted the violator 10 days to comply and to pay a fine of \$5,000.00.  
 March 25, 2025 - Affidavit of Non-compliance issued.  
 May 9, 2025 - Phone call received from property owner requesting to dispute fine.  
 Balance due: \$5,018.50

**REDUCTION CRITERIA:**

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

**RECOMMENDATION:**

To be determined

**Attachments**

Property Card  
 Request to Dispute Fine  
 ODV and Non-CM Affidavit

**Form Review**

Inbox	Reviewed By	Date
Stop has been removed	Peggy Arraiz	09/23/2024 05:17 PM
	Peggy Arraiz	09/23/2024 05:17 PM
Stop has been removed	Peggy Arraiz	10/14/2024 03:07 PM
	Peggy Arraiz	10/14/2024 03:07 PM
Stop has been removed	Katherine Calderon	06/24/2025 10:10 AM
Form Started By: Katherine Calderon		Started On: 09/18/2024 10:52 AM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/24/2025, 10:40 AM

### Property Identification

Site Address: 2400 S OCEAN DR 3127 Map ID: 25/07S	Parcel ID: 2507-707-0015- 000-0 Zoning: HI Medium	Account #: 34298  Use Type: 0400	Sec/Town/Range: 07/35S/41E Jurisdiction: Fort Pierce
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### Ownership

Carlos Alberto Russo  
2400 S Ocean DR Apt 3127  
Fort Pierce, FL 34949-7932

### Legal Description

BEACHTREE I CLUSTER UNIT 3127 AND UNDIV  
INTEREST IN COMMON ELEMENTS

### Current Values

Just/Market:	\$281,500	Assessed:	\$281,500
Exemptions:	\$0	Taxable:	\$281,500

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$281,500	\$281,500	\$0	\$281,500
2023	\$299,800	\$299,800	\$0	\$299,800
2022	\$248,400	\$116,572	\$50,000	\$66,572

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-30-2024	5201 / 2463	0001	DEED-WD	Sensenich Gray	\$259,000
09-30-2003	1816 / 2376	XX00	WD	Greenwald Richard	\$159,900
05-08-2000	1299 / 1037	XX00	WD	Rush George C	\$89,000

### Primary Building Information

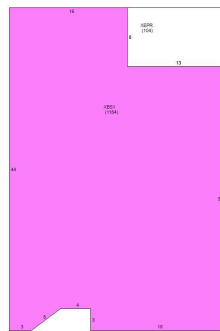
Finished Area of this building: 1,154 SF  
Gross Sketched Area: 1,258 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type: X017
Year Built: 1978	Frame:	Grade: X172	Effective Year: 1978
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 2	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



### Total Areas

Finished/Under Air (SF):	
Gross Sketched Area (SF):	
Land Size (acres):	
Land Size (SF):	
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
Condo EP Avg	1	104	1999

## Katherine Calderon

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**From:** Katherine Calderon  
**Sent:** Friday, May 9, 2025 1:55 PM  
**To:** Peggy Arraiz  
**Cc:** Isaac Saucedo; Heather Debevec  
**Subject:** Fine Dispute - 2400 S Ocean Dr 3127 (CE-2025-00002)

Good afternoon,

We received a call from this property owner requesting a fine (\$5,018.50) be waived on this case. He advised that he did not receive any mail and he resides in Miami, and it's his first time buying property in Fort Pierce.

He was transferred to City Clerk so he could turn in a Certificate of Use application for a short term rental. I advised him I would give him a call next week to discuss his options. I added a new contact with his actual mailing address, email, and phone number, and advised him to update property appraiser.

I don't see the massey letter in Tyler. Ok to set for hearing?

Best Regards,

**Katherine Calderon | Executive Assistant | City of Fort Pierce**

Community Response Divisions

**Code Enforcement & Animal Control**

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





THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

CASE #: CE-2025-2

Violator: CARLOS RUSSO  
2400 S OCEAN DR UNIT 3127  
FORT PIERCE, FL 34949

Property Address: 2400 S OCEAN DR 3127  
Tax ID #: 2507-707-0015-000-0  
Legal Description: BEACHTREE I CLUSTER UNIT 3127 AND UNDIV INTEREST IN COMMON ELEMENTS

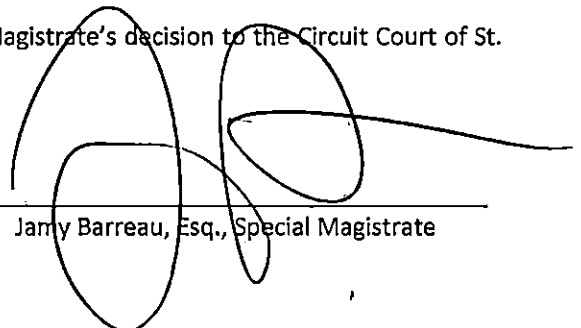
RE: Violation of Section(s): 22-506(b) STR: - Registration Required, 22-506(o) STR: Advertising Requirements

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on CARLOS RUSSO, 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 CARLOS RUSSO 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 failed to appear and is deemed to have admitted guilt.
2. The violator has rented his/her dwelling for less than six months without a Short Term/Vacation Rental permit issued by the City of Fort Pierce. As the violation has already occurred, this violation is irreversible and irrevocable in nature.
3. The violator has engaged in the business of offering their rental unit as a vacation rental or for a rental period for less than 6 months, without obtaining the necessary Short Term/Vacation Rental Registration.
4. The violator is ordered to pay a fine in the amount of \$5,000.00. Such fine is to be paid within 10 days of the date of this order.
5. An immediate cease and desist order is issued and all future rentals are to be terminated until a Short Term/Vacation Rental Registration has been obtained and the advertisement for the unit has been corrected to comply with the Code of Ordinances.
6. All advertisements for short term/vacation rentals are to be removed until a Short Term/Vacation Rental Registration is obtained. Any advertisement on websites dedicated to short term or vacation rentals are assumed to be short term/vacation rentals regardless of length of stay stated in the advertisement.
7. 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 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
8. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
9. 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 12<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
Jany Barreau, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
12<sup>th</sup> DAY OF March, 2025.

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF NON-COMPLIANCE**

RE: 2400 S Ocean Dr, Unit 3127

CASE NO: CE-2025-00002

IN THE MATTER OF: Carlos Russo  
2400 S Ocean Dr, Unit 3127  
Fort Pierce, FL 34949

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

That I have personally examined the property described in the Special Magistrate's order dated March 12, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: March 25, 2025.

In accordance with the Order of Violation fines in the amount of \$5,000.00 fine remains unpaid.

FURTHER AFFIANT SAYETH NOT.

DATED this 25 day of March, 2025.

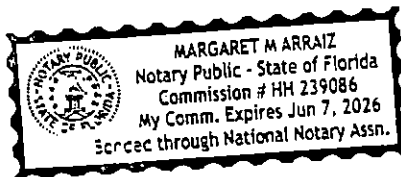
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 25<sup>th</sup> day of March, 2025.

Margaret M. Arraiz  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied

**Special Magistrate Hearing - 9:00AM**

**5. A. 2.**

**Meeting Date:** 07/16/2025

**Information**

**SUBJECT:**

24-404	1117 Orange Ave	Stately Dolphin LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 9, 2024	Type of Presentation:	Massey
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**PARTIES:**

<b>VIOLATOR:</b> Stately Dolphin LLC 4261 13th ST Wyandotte, MI 48192-7002
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**VIOLATIONS:**

IPMC 304.2 Protective Treatment  
IPMC 304.1 Exterior structure - General.

**FINDINGS/CASE FOLLOW-UP:**

August 14, 2024 - Special Magistrate Pelletier found the violations exist and granted the violator 30 days to comply or be fined \$250.00 daily.  
December 12, 2024 - Affidavit of Non-compliance issued.  
March 24, 2025 - Affidavit of Compliance issued and fines stopped.  
April 3, 2025 - Request to dispute fines received via email.  
Balance due: \$24,530.00]

**REDUCTION CRITERIA:**

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

**RECOMMENDATION:**

To be determined

**Attachments**

Property Card  
ODV and Non-CM Affidavit  
Affidavit of Compliance  
Request

**Form Review**

Inbox	Reviewed By	Date
Stop has been removed	Peggy Arraiz	09/23/2024 05:17 PM
	Peggy Arraiz	09/23/2024 05:17 PM
Stop has been removed	Peggy Arraiz	10/14/2024 03:07 PM
	Peggy Arraiz	10/14/2024 03:07 PM
Stop has been removed	Katherine Calderon	06/24/2025 11:18 AM
Form Started By: Katherine Calderon		Started On: 09/18/2024 10:52 AM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/24/2025, 11:31 AM

### Property Identification

Site Address: 1117 ORANGE AVE Map ID: 24/09S  
 Parcel ID: 2409-804-0004-000-7 Zoning: General Co  
 Account #: 22623 Use Type: 0100  
 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

### Ownership

Stately Dolphin LLC  
 4261 13th ST  
 Wyandotte, MI 48192-7002

### Legal Description

T J O'BRIEN'S S/D LOT 4 (OR 2135-2999)

### Current Values

Just/Market: \$144,100 Assessed: \$49,275  
 Exemptions: \$0 Taxable: \$49,275

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$144,100	\$49,275	\$0	\$49,275
2023	\$146,900	\$44,796	\$0	\$44,796
2022	\$102,200	\$40,724	\$0	\$40,724

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-27-2004	2135 / 2999	XX00	WD	Hurtado Carlos V	\$120,000
11-14-2002	1617 / 2375	XX04	WD		\$11,700
11-14-2002	1617 / 2372	XX04	WD	Hambleton Eunice	\$11,700

### Primary Building Information

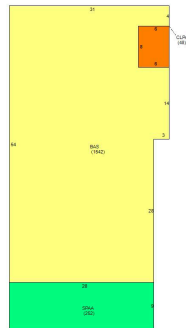
Finished Area of this building: 1,542 SF  
 Gross Sketched Area: 1,842 SF

#### Exterior Data

View: Roof Cover: Metal Roof Structure: Hip Building Type: SFF  
 Year Built: 1920 Frame: Grade: SFF-Avg Effective Year: 1960  
 Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 1 Secondary Wall:

#### Interior Data

Bedrooms: 4 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: Sing Pine



### Total Areas

Finished/Under Air (SF):	1,542
Gross Sketched Area (SF):	1,842
Land Size (acres):	0.27
Land Size (SF):	11,750
Total Building Count:	1

### Special Features and Yard Items

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

CASE #: 24-00000404

Violator: STATELY DOLPHIN LLC  
4261 13TH ST  
WYANDOTTE, MI 48192

Property Address: 1117 ORANGE AVE  
Tax ID #: 2409-804-0004-000/7  
Legal Description: T J O'BRIEN'S S/D LOT 4

RE: Violation of Section(s): IPMC 304.2 Protective treatment, IPMC 304.1 Exterior structure – General.

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 14, 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 STATELY DOLPHIN LLC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above 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. Paint the bare wood and discolored areas.
  - b. Obtain a permit to repair or replace the falling soffit, loose boards and rotting boards 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 \$250.00.
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 14<sup>th</sup> day of August, 2024.

  
Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
14<sup>th</sup> DAY OF August, 2024.

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk

CC: CLAYTON YATES, 426 AVENUE A, FT PIERCE, FL 34950



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF NON-COMPLIANCE**

RE: 1117 Orange Ave

CASE NO: 2024-404

IN THE MATTER OF: Stately Dolphin LLC  
4261 13<sup>th</sup> ST  
Wyandotte, MI 48192

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

That I have personally examined the property described in the Special Magistrate's order dated August 14, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: December 12, 2024.

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

FURTHER AFFIANT SAYETH NOT.

DATED this 12 day of December, 2024.

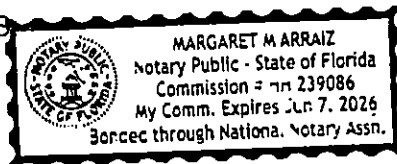
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 12<sup>th</sup> day of December, 2024.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES



AFFIDAVIT - not complied



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF COMPLIANCE**

RE: **1117 Orange Ave**  
CASE NO: **CE-2024-0404**

IN THE MATTER OF: **Stately Dolphin LLC**  
**4261 13<sup>th</sup> St**  
**Wyandotte, MI 48192**

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

That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on August 14, 2024, as of this date: March 20, 2025.

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

Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5254 Page 1082-1083. This is not a release of lien.

FURTHER AFFIANT SAYETH NOT.

DATED this 24 day of March, 2025.

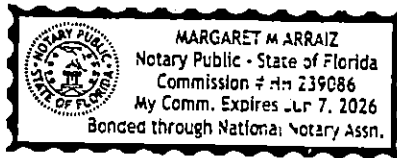
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 24<sup>th</sup> day of March, 2025.

Margaret M Arraiz  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - compliance

## Katherine Calderon

---

**From:** Karen Carter <KCarter@feeyateslaw.com>  
**Sent:** Thursday, April 3, 2025 4:30 PM  
**To:** Katherine Calderon  
**Cc:** Peggy Arraiz; Clay Yates  
**Subject:** Stately Dolphin

**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.

Ms. Calderon,

On behalf of his client, Stately Dolphin LLC. Mr. Yates would like to contest the fines and get a hearing on the following case:

Stately Dolphin LLC  
1117 Orange Avenue

Case 24-0404

Thank you.



*Karen Carter*  
Legal Assistant to:  
E. Clayton Yates

E. Clayton Yates, P.A.  
Fee, Yates & Fee, PLLC  
426 Avenue A  
Fort Pierce, FL 34950  
Telephone: (772) 465-7990  
Facsimile: (772) 465-1886  
Email: [kcarter@feeyateslaw.com](mailto:kcarter@feeyateslaw.com)

The law firm of **Fee, Yates & Fee, PLLC** is a multi-disciplined law practice. A large component of our practice is devoted to secured and unsecured lender representation in-regards to defaulted credits. Should the subject matter of this communication concern a debt owed to another; then be advised that this communication is from a debt collector and is an attempt to collect a debt and any information obtained will be used for that purpose. A portion of the firm's practice is devoted to negotiating troubled real estate loans and prosecuting and defending foreclosures. We are knowledgeable in both debtor and creditor bankruptcy law. The

**Special Magistrate Hearing - 9:00AM**

**5. A. 3.**

**Meeting Date:** 07/16/2025

**Information**

**SUBJECT:**

<b>Case Number:</b>	24-799	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2009 S US Hwy 1		

**CASE INFORMATION:**

<b>Case Type:</b>	Massey
<b>NOV Issue Date:</b>	April 5, 2024
<b>NOV Service Method:</b>	Regular Mail
<b>NTA ISSUED DATE:</b>	September 11, 2024
<b>NTA SERVICE METHOD:</b>	Certified Mail

**PARTIES:**

<b>VIOLATOR:</b> Gateway Plaza Ft Pierce Associates LLC 55 5th AVE Fl 14 New York, NY 10003-4301
---

**VIOLATIONS:**

IPMC 302.3 Sidewalks and driveways

**FINDINGS/ORDER:**

September 16, 2024 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.

March 24, 2025 - Affidavit of Non-Compliance issued. Fines started.

April 2, 2025 - Affidavit of Compliance issued.

April 3, 2025 - Massey letter sent to owner

April 16, 2025 - Received Massey request

Balance: \$1,030.00

**ACTION DATES:**

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

**RECOMMENDATION:**

To be determined by the Special Magistrate

**Attachments**

Property Card  
 ODV and Non-CM Affidavit  
 Affidavit of CM  
 Request

**Form Review**

Inbox	Reviewed By	Date
Stop has been removed	Katherine Calderon	02/14/2025 02:21 PM
	Katherine Calderon	02/14/2025 02:21 PM
Stop has been removed	Katherine Calderon	07/01/2025 10:49 AM
Form Started By: Katherine Calderon		Started On: 01/31/2025 03:33 PM

### Property Identification

Site Address: 2009 S US HIGHWAY 1 Map ID: 24/15S Parcel ID: 2415-313-0005-010-9 Zoning: General Co Account #: 24459 Use Type: 1600 Sec/Town/Range: 15/35S/40E Jurisdiction: Fort Pierce

### Ownership

Gateway Plaza Ft Pierce Associates LLC  
55 5th AVE Fl 14  
New York, NY 10003-4301

### Legal Description

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US-1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US #1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W LI 435 FT FOR POB, TH CONT NLY 235 FT, TH N 89 42 26 SEC W // TO S LI OF SEC 676.9 FT, TH N 00 03 34 E 50 FT, TH N 89 42 26 W 200 FT, TH S 00 03 34 W 585 FT TO PT ON N R/W VA AV, TH S 89 42 26 E ALG R/W 511.9 FT, TH N 00 03 34 E 175 FT, TH S 89 42 26 E 345 FT, TH N 00 03 34 E 125 FT, TH N 89 42 26 E 20 FT TO POB (23.67 AC - 1,031,265 SF) (OR 2446-712, 718) Unity of Title (5016-1825)

### Current Values

Just/Market: \$6,381,900 Assessed: \$4,489,962  
Exemptions: \$0 Taxable: \$4,489,962

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$6,381,900	\$4,489,962	\$0	\$4,489,962
2023	\$5,622,900	\$4,081,784	\$0	\$4,081,784
2022	\$5,379,000	\$4,478,870	\$0	\$4,478,870

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SPWD	Morris/Satnick FP Assoc LLC	\$10,960,000
09-01-1983	0412 / 0301	XX01	CV		\$0

### Primary Building Information

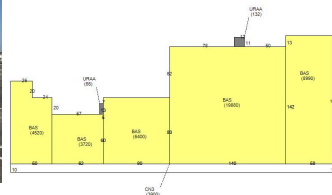
Finished Area of this building: 43,510 SF  
Gross Sketched Area: 47,607 SF

#### Exterior Data

View: Roof Cover: Rolled Memb Roof Structure: BarJst/Rigid Building Type: NSCT  
Year Built: 1969 Frame: Masonry Grade: Y\_D Effective Year: 1969  
Primary Wall: CB Stucco Story Height: 2 Story No. Units: 8 Secondary Wall:

#### Interior Data

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



### Total Areas

Finished/Under Air (SF):	211,515
Gross Sketched Area (SF):	241,575
Land Size (acres):	23.67
Land Size (SF):	1,031,265
Total Building Count:	6

## Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	255640	1945
CHAINLINK 8'	1	258	1945
MEZZANINE	1	13697	1945
CHAINLINK 10	1	240	1945
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
TRIPLE LIGHT	2	30	1971
CONCRETE LOW	1	15750	1982
ASP2 LOW	1	45500	1982
SINGLE LIGHT	2	30	1983
ASP2 LOW	1	80000	1983
QUAD LIGHT	7	30	1999
DOUBLE LIGHT	14	30	2021
CEMENT CURB	1	1365	2021
ASP2 LOW	1	41108	2021
CONCRETE LOW	1	12080	2021
DOUBLE LIGHT	3	30	2021
SINGLE LIGHT	7	30	2021
CONCRETE LOW	1	4005	2024
DOUBLE LIGHT	1	36	2024
CEMENT CURB	1	1430	2024
SINGLE LIGHT	1	36	2024
CB/8'	7	48	2024
ASP2 LOW	1	17644	2024

---

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

CASE #: 24-00000799

Violator: GATEWAY PLAZA FT PIERCE ASSOCIATES LLC  
55 5TH FL 14  
NEW YORK, NY 10003

Property Address: 2009 S US HWY 1  
Tax ID #: 2415-313-0005-010/9  
Legal Description: SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 AND FROM INT W R/W LI US  
#1 AND S LI OF SE 1/4 OF SW 1/4 OF SEC 15 RUN N 00 03 34 E ALG W R/W

RE: Violation of Section(s): IPMC 302.3 - Sidewalks and Driveways

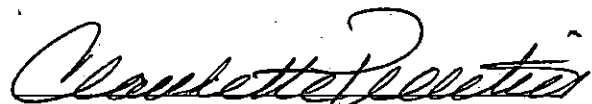
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 11, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that GATEWAY PLAZA FT PIERCE ASSOCIATES LLC is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above named violator has been provided notice of this hearing but has failed to appear. After
2. The above name violator is ordered to take the following corrective actions:
  - a. Obtain a permit to repair the parking lot of potholes and adhere to all conditions of the permit.
3. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
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

CC: Corporation Service Company, 1201 Hays St, Tallahassee, FL 32301

C0127685



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF NON-COMPLIANCE**

RE: 2009 S US Highway 1

CASE NO: CE2024-799

IN THE MATTER OF: Gateway Plaza Ft Pierce Associates LLC  
55 5th AVE FI 14  
New York, NY 10003

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

That I have personally examined the property described in the Special Magistrate's order dated September 16, 2024, in the above-mentioned case and find that said property is not in compliance as of this date: March 24, 2025.

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

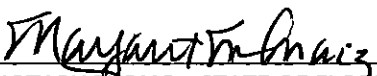
FURTHER AFFIANT SAYETH NOT.

DATED this 24 day of March, 2025.

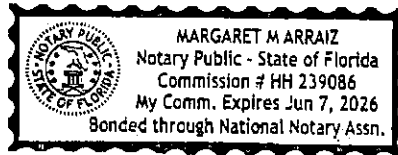
  
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 24<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**AFFIDAVIT OF COMPLIANCE**

RE: 2009 S US Highway 1  
CASE NO: 2024-00799

IN THE MATTER OF: Gateway Plaza Ft Pierce Associates LLC  
55 5<sup>th</sup> FL 14  
New York, NY 10003

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


That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order signed on September 16, 2024, as of this date: March 28, 2025.

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

  X   Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 5287 Page 2611-2612 . This is not a release of lien.


FURTHER AFFIANT SAYETH NOT.

DATED this   2   day of   April  , 2025.

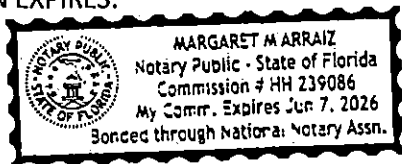
  
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this   2<sup>nd</sup>   day of   April  , 20  25  .

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - compliance

## Katherine Calderon

---

**From:** Peggy Arraiz  
**Sent:** Tuesday, April 22, 2025 5:14 PM  
**To:** Katherine Calderon  
**Cc:** Isaac Saucedo; Felicia Holloman  
**Subject:** FW: Disagreement with fine imposed - Case #24-0799  
**Attachments:** Gateway Plaza -- Fine from Ft Pierce Code Enforcement.pdf; RE: Gateway Plaza - Fort Pierce - Code Enforcement; RE: Gateway Plaza - Fort Pierce - Code Enforcement; RE: Gateway Plaza - Fort Pierce - Code Enforcement; Re: Expired Permit; site permit explanation.PNG; site permit explanation part 2.PNG

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please schedule this for a Massey Hearing.

Thanks!

---

### Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce

Code Enforcement / Animal Control / Parking Enforcement  
Phone: 772.467.3148 | 100 North U.S. 1 Fort Pierce

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



---

**From:** Grant Scott <gscott@timeequities.com>  
**Sent:** Wednesday, April 16, 2025 8:58 AM  
**To:** Peggy Arraiz <parraiz@cityoffortpierce.com>  
**Cc:** Kevin Freeman <kfreeman@cityoffortpierce.com>; Cameron Charette <cameron.charette@purepm.com>; Danielle Goncalves <dgoncalves@cityoffortpierce.com>  
**Subject:** Disagreement with fine imposed - Case #24-0799

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

Hi Peggy,

I am writing to contest the attached fine imposed by the City of Fort Pierce for case #240799

- 1) Per the second attachment, your request stated that unless the parking lot repairs were addressed by Friday March 28, 2025, fines would start that day. We did in fact have someone cold patch the issues on 3/27/25 (see third attachment)
- 2) Furthermore, the entire parking lot is and has been under construction for months in order to have a long term fix to the pothole issue that has plagued this site for years. This has work has been known,

contemplated and approved by the City. Per your email on 3/24/25 you state the permit for the parking lot expired. However, as you can see from attachments 6 and 7, site permits don't technically expire. They show expired in the system as there are no required inspections aside from finals. When final inspections are scheduled the expiration date is overridden. As such, we were in compliance with the initial order the entire time as we were and actively are under construction to rectify the cited issue.

- a. Despite being in compliance, we spent additional time and money to address the issues within the timeline you presented on 3/26/25 and yet we were still fined.

I kindly ask that you withdraw this fine. If it is not withdrawn, we request a date with the Special Magistrate. We are making a large investment into the community that is turning a decades long plagued shopping center into a Class A retail experience. We are bringing dozens if not hundreds of jobs and significant tax revenue to the City. It is frustrating to receive this fine when we are doing all we can do address the issue.

Thank you,



**Grant Scott**

Senior Portfolio Manager

Time Equities Inc.

55 Fifth Avenue | 14th Floor | New York, NY 10003

O: (212) 206-6010 | C: (203) 644-8596

[gscott@timeequities.com](mailto:gscott@timeequities.com) | [teiretail.com](http://teiretail.com) | [timeequities.com](http://timeequities.com)

NY Licensed Real Estate Salesperson: #10401345214

Meeting Date: 07/16/2025

**Information**

**SUBJECT:**

<b>Case Number:</b>	24-1173	<b>Investigating Officer:</b>	Peggy Arraiz
<b>Violation Location:</b>	108 Roselyn Ave		

**CASE INFORMATION:**

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

**PARTIES:**

<b>VIOLATOR:</b> Maria Betancourt 108 Roselyn Ave Fort Pierce, FL 34982-3439
---

**VIOLATIONS:**

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

**FINDINGS/ORDER:**

September 11, 2024 - Special Magistrate Pelletier found the owners in violation and gave 60 days to comply or be fined \$250 daily.  
 November 11, 2024 - Staff granted a 30-day extension.  
 December 17, 2024 - Affidavit of Non-Compliance issued. Daily fines started.  
 January 8, 2025 - Massey letter sent to owner  
 January 22, 2025 - Received Massey request  
 Property remains out of compliance.  
 Balance as of 3-5-25: \$19,770.00 (still accruing)

**ACTION DATES:**

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations:
  - Removed the trash and recycle bins from the front of the home
  - Removed all items from public view
  - Mowed and trimmed weeds
  - Complied the non-operable vehicles
  - Painted the home and shed
  - Repaired the damaged areas of fascia.
3. Any previous violations committed by the violator: None

**RECOMMENDATION:**

To be determined by the Special Magistrate

**Attachments**

Property Card

Request  
Order Determining Violation and Affidavit of Non CM  
Massey Notice

---

**Form Review**

Form Started By: Katherine Calderon  
Final Approval Date: 07/01/2025

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

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

### Property Identification

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

### Ownership

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

### Legal Description

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

### Current Values

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

### Historical Values 3-year

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

### Sale History

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

### Primary Building Information

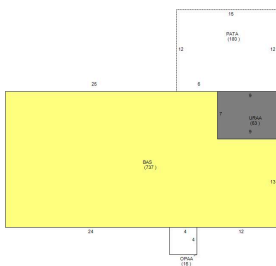
Finished Area of this building: 737 SF  
Gross Sketched Area: 996 SF

#### Exterior Data

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

#### Interior Data

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



### Total Areas

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

### Special Features and Yard Items

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

Hello,

This letter is for Case #24-00001175<sup>3</sup>, address 108 Roselyn Ave in Fort Pierce. We would like to contest this fine that we have received. We would understand that if we weren't actively trying to correct the violation then yes fine us, but we only have one more thing on the violation list to correct and that is the broken/old concrete driveway. The online permit system for the building department is not easy to use and can be very confusing. Besides the fact of the confusing and difficult process of filing for a permit, there is the other issue with finding someone to do the job at a reasonable price. Unfortunately, we are not wealthy people but yet we still want to comply with correcting the violation. We are in no way, shape or form against the violation, and we understand we need to get it done. We only ask for a little more time so we can get our permit and demonstrate to you that it will be done. With the permit being filed, we can get the work done and finally complete our list of violations.


Sincerely,

Maria Betancourt

108 Roselyn Ave,

Fort Pierce,

Florida.

OK TO  
Schedule  
1-22-25  




**AFFIDAVIT OF NON-COMPLIANCE**

RE: 108 Roselyn Ave

CASE NO: 2024-1173

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

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

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

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

FURTHER AFFIANT SAYETH NOT.

DATED this 17 day of December, 2024.

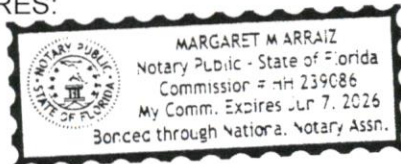
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

  
\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT  
*Florida*

CASE #: 24-00001173

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

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

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

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 11, 2024, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that MARIA BETANCOURT is in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. The above name violator is ordered to take the following corrective actions:
  - a. Remove the trash, yard, and recycle bins from the front of the home on non-collection days.
  - b. Remove all items from public view that are not designed to be used or stored outside.
  - c. Mow, trim weeds from around trees, fence lines, and the home.
  - d. Provide valid registration and proof of operability for the trailer and any other non-operative vehicles.
  - e. Refrain from parking all vehicles on grass.
  - f. Paint all areas of the home and shed where the paint is peeling.
  - g. Obtain a permit to repair or replace the areas of fascia that are damaged or rotting and adhere to all permit conditions.
  - h. Obtain a permit to repair the driveway where it is breaking apart, cracking and causing potential trip hazards and adhere to all permit conditions.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 14, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 16<sup>th</sup> day of September, 2024.

  
 Claudette Pelletier, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
 MAILED TO THE RESPONDENT ON THIS

16<sup>th</sup> DAY OF September, 2024.

Katherine Calderon

Katherine Calderon, Code Enforcement Clerk

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



THE SUNRISE CITY  
FORT PIERCE  
CODE ENFORCEMENT

Florida

January 8, 2025

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

MARIA BETANCOURT  
108 ROSELYN AVE  
FT PIERCE, FL 34982

Re: Case # 24-00001175

Dear Property Owner(s):

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

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

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

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

Sincerely,

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

C0128089