

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 3, 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**
4. **NEW BUSINESS**
  - a. **PUBLIC HEARINGS - CITATIONS**

- b. **PUBLIC HEARINGS - CITATION DISPUTES**

1.	<b>Case Number:</b>	PK-2025-367	<b>Investigating Officer:</b>	K. Lawrence
	<b>Violation Location:</b>	Jaycee Park		

- c. **PUBLIC HEARINGS - VIOLATION CASES**

1.	<b>Case Number:</b>	CE-2025-466	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	411 N 2nd St		

2.	<b>Case Number:</b>	CE-2025-503	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1903 Delaware Ave		

3.	<b>Case Number:</b>	CE-2025-515	<b>Investigating Officer:</b>	Charmaine Kirkland
	<b>Violation Location:</b>	314 S 17th St		

4.	<b>Case Number:</b>	CE-2025-519	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1512 Citrus Ave		

5.	<b>Case Number:</b>	CE-2025-520	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1602 Citrus Ave		

6.	<b>Case Number:</b>	CE-2025-521	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	1604 Citrus Ave		

7.	<b>Case Number:</b>	CE-2025-549	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2103 S 3rd St		

8.	<b>Case Number:</b>	CE-2025-553	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2023 S 3rd St		

d. **PUBLIC HEARINGS - NUISANCE CASES**

1.	<b>Case Number:</b>	NOOP-2025-220	<b>Investigating Officer:</b>	Heather Debevec
	<b>Violation Location:</b>	2201 Matanzas Ave		

e. **PUBLIC HEARINGS - OTHER CASES**

1.	<b>Case#:</b>	FAA2025-2	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	1603 S US Highway 1		
	<b>Alarm Account:</b>	22667		

2.	<b>Case#</b>	FAA2025-3	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	434 Means Ct		
	<b>Alarm Account:</b>	103269		

3.	<b>Case#</b>	FAA2025-4	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	2102 S 11th St		
	<b>Alarm Account:</b>	102697		

4.	<b>Case#</b>	FAA2025-6	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	1611 Binney Dr		
	<b>Alarm Account:</b>	101700		

5. **OLD BUSINESS**

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

1.	<b>Case Number:</b>	CE-2025-26	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	510 Texas Ct		

2.	<b>Case Number:</b>	CE-2024-113	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	915 N 21st St		

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

1.	<b>Case Number:</b>	LTCL-2024-26	<b>Investigating Officer:</b>	Shaun Coss
	<b>Violation Location:</b>	915 N 21st St		

6. **FINAL MATTERS**

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

1.	<b>Case Number:</b>	PK-2025-308	<b>Investigating Officer:</b>	K. Lawrence
	<b>Violation Location:</b>	Jaycee Park		

2. 

<b>Case Number:</b>	PK-2025-352	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1000 blk Wheeler Terr		
  
3. 

<b>Case Number:</b>	LTCL-2025-297	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	1223 AVE G		
  
4. 

<b>Case Number:</b>	LTCL-2025-323	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	423 N 13TH ST		
  
5. 

<b>Case Number:</b>	LTCL-2025-324	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	321 N 13TH ST		
  
6. 

<b>Case Number:</b>	CE-2025-513	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1402 Citrus Ave		
  
7. 

<b>Case Number:</b>	NOOP-2025-235	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	613 S 6th St		
  
8. 

<b>Case Number:</b>	NOOP-2025-237	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	613 S 6th St		
  
9. 

<b>Case Number:</b>	CE-2025-547	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2109 S 3rd St		

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**

**4. b. 1.**

**Meeting Date:** 12/03/2025  
**Re:** Case# PK-2025-367 - Jaycee Park  
**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	PK-2025-367	<b>Investigating Officer:</b>	K. Lawrence
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Citation Dispute
<b>Citation Issue Date:</b>	October 12, 2025
<b>NTA Issue Date:</b>	November 13, 2025
<b>NTA Service Method</b>	Regular mail

**OWNER:**

<b>VIOLATOR:</b>	Jacques De Bruyn
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20265PK	34-31 (A) Improper Parking	\$50.00	\$10.00		\$60.00

**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 \$60.00.
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: 12/02/2025

Started On: 11/18/2025 11:08 AM

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

**4. c. 1.**

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

**Re:** Case # CE-2025-466 - 411 N 2nd St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-466	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	411 N 2nd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 13, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 29, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Returned Certified Mail received on November 13, 2025 / Posted November 21, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	House That Cider Built LLC 527 Indigo AVE Wellington, FL 33414-8158
<b>Additional Party:</b>	Jonathan Nolli 411 N 2nd St Fort Pierce, FL 34950

**VIOLATIONS:**

IPMC 304.2 - Protective Treatment  
IPMC 304.1 - Exterior Structure

**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 and paint the buildings where paint is peeling and discoloring.
  - Repair or replace the rotting wood on the buildings.
  - Obtain any necessary permits and comply with all permit conditions.
2. Failure to comply by the date ordered will result in a fine of \$250.00 per day being assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/19/2025

Started On: 09/24/2025 02:39 PM

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

**4. c. 2.**

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

**Re:** Case # CE-2025-503 - 1903 Delaware Ave

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-503	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1903 Delaware Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 22, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 29, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 21, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Ernest Gray 1903 Delaware AVE Fort Pierce, FL 34950
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**VIOLATIONS:**

- 123-37(12) - Landscape maintenance
- 24-19(6)(c) - Nuisances:Outside Storage
- 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 10 days to:
  - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance. Including cleaning off fence lines.
  - Remove all loose items and debris from outside the home.
  - Store 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  
Final Approval Date: 11/25/2025

Started On: 09/18/2025 11:37 AM

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

**4. c. 3.**

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

**Re:** Case # CE-2025-515-314 S 17th St

**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-515	<b>Investigating Officer:</b>	Charmaine Kirkland
<b>Violation Location:</b>	314 S 17th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Regular
<b>NOV Issue Date:</b>	August 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	November 7, 2025
<b>NTA Service Method</b>	Certified Mail Returned/Posted
<b>Posting Date:Nove</b>	November 21, 2025
<b>Last Inspection Date:</b>	November 15, 2025

**OWNER:**

<b>Owner:</b>	Carlyssa White 314 S 17th St Fort Pierce, FL 34950
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**VIOLATIONS:**

IPMC 302.7- Accessory Structures

**RECOMMENDATION:**

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

1. The violator(s) be given 7 days to:
  - Remove or repair the fence where disrepair and deterioration has occurred.
  - 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: Charmaine Kirkland

Started On: 10/22/2025 09:08 AM

Final Approval Date: 11/06/2025

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

**4. c. 4.**

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

**Re:** Case # CE-2025-519 - 1512 Citrus Ave

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-519	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1512 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 29, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 29, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received on November 7, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Bridget Virgil 1512 Citrus AVE Fort Pierce, FL 34950
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment  
 IPMC 304.6 - Exterior Walls  
 24-19(14) - Nuisances: Parking on other than pavement

**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:
  - Paint the peeling, rusting, discolored areas on the poles and home.
  - Repair or replace the rotting and damaged exterior wood on the home.
  - Obtain any necessary permits and comply with all permit conditions.
  - Refrain from parking in the front yard.
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: 10/16/2025 03:10 PM

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

**4. c. 5.**

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

**Re:** Case # CE-2025-520 - 1602 Citrus Ave

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-520	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1602 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 29, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 21, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Soinilien & Selimene St Hilaire 1602 Citrus AVE Fort Pierce, FL 34950
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**VIOLATIONS:**

- 123-37(12) - Landscape maintenance
- 24-19(14) - Nuisances: Parking on other than pavement
- 24-19(6)(d) - Nuisances: Junk
- IPMC 302.7 - Accessory Structures

**RECOMMENDATION:**

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

1. The violator(s) be given 15 days to:
  - Cut the grass and trim all landscaping, including bushes, trees and shrubs, so that it presents a healthy, neat, and orderly appearance. Clean off the fence lines.
  - Refrain from parking in the front yard.
  - Bring in or remove all loose items from outside the home.
  - Repair the fence where it is falling, disconnected, and in disrepair.
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: 10/16/2025 02:54 PM

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

**4. c. 6.**

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

**Re:** Case # CE-2025-521 - 1604 Citrus Ave

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-521	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1604 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 29, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 21, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Claudia Jean, Sophia Joseph, & Mutilda Jean 715 SW Lakehurst DR Port Saint Lucie, FL 34983
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**VIOLATIONS:**

- 24-19(14) - Nuisances: Parking on other than pavement
- 24-19(19) - Nuisances: Furniture kept or stored outdoors
- 24-19(6)(d) - Nuisances: Outside Storage
- 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 10 days to:
  - Refrain from parking in the front yard.
  - Bring in or remove the carpets and indoor furniture from outside.
  - Bring in or remove all loose items from outside the home.
  - Store 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: 09/24/2025 01:55 PM

Final Approval Date: 11/25/2025

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

**4. c. 7.**

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

**Re:** Case # CE-2025-549 - 2103 S 3rd St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-549	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2103 S 3rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	September 10, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Green Card Received on November 6, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Francisco Ramirez & Josefina Valentin 1119 Alameda AVE Fort Pierce, FL 34982
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**VIOLATIONS:**

- 2020 National Electric Code - Temporary Lighting
- 24-19(14) - Nuisances: Parking on other than pavement
- 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 10 days to:
  - Remove the string lights.
  - Refrain from parking in the front yard.
  - Bring in or remove the indoor styled furniture from outside.
  - Bring in or remove all loose items from around the home and yard.
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: 09/26/2025 02:05 PM

Final Approval Date: 11/19/2025

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

**4. c. 8.**

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

**Re:** Case # CE-2025-553 - 2023 S 3rd St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-553	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2023 S 3rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	September 11, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	November 21, 2025
<b>Last Inspection Date:</b>	December 3, 2025

**OWNER:**

<b>Owner:</b>	Jeanna Delcis 2023 S 3rd ST Fort Pierce, FL 34950
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**VIOLATIONS:**

- 24-19(14) - Nuisances: Parking on other than pavement
- 24-19(19) - Nuisances: Furniture kept or stored outdoors

**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:
  - Refrain from parking in the front yard.
  - Bring in or remove the indoor styled furniture.
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: 11/25/2025

Started On: 09/26/2025 02:17 PM

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

4. d. 1.

**Meeting Date:** 12/03/2025**Re:** Case # NOOP-2025-220 - 2201 Matanzas Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-220	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2201 Matanzas Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle
<b>NOV Issue Date:</b>	September 12, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 16, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Terry Jennings 2201 Matanzas AVE Fort Pierce, FL 34946
<b>Additional Party:</b>	Darcelle Thomas 2201 Matanzas AVE Fort Pierce, FL 34946
<b>Additional Party:</b>	Darcelle Thomas 720 SW 6th CT Apt 3 Pompano Beach, FL 33060

**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 that the gray Toyota Corolla 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: Heather Debevec

Started On: 09/12/2025 11:18 AM

Final Approval Date: 11/19/2025

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

4. e. 1.

**Meeting Date:** 12/03/2025**Re:** Case# FAA2025-2 - Alarm Appeal #22667 - 1603 S US Highway 1**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case#:</b>	FAA2025-2	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	1603 S US Highway 1		
<b>Alarm Account:</b>	22667		

**CASE INFORMATION:**

Initial Request received:	September 12, 2025	Type of Presentation:	Alarm Appeal
NTA Sent:	October 27, 2025	Posting Date:	Signed Green Card Received from Walgreens 10741 on November 3, 2025 Signed Green Card ReCeived from 250PAS at Fort Pierce LLC on November 13, 2025

**OWNER:**

APPELLATE:	Walgreens 10741 104 Wilmot Rd 5th Floor / MS 1450 Deerfield, IL 60015
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**VIOLATIONS:**

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
02/14/2025 04:57:20	14-67 (b) - False alarm service charge	Commercial	3 (70388)	\$0.00
09/01/2025 03:10:16	14-67 (b) - False alarm service charge	Commercial	3 (74269)	\$200.00
	Balance due			\$200.00

**RECOMMENDATION:**

The City requests that the Special Magistrate affirm granting of the appeal of invoice 70388 as agreed upon by Peggy Arraiz on 7/28/2025. The City further requests that the Special Magistrate deny the request for appeal of invoice 74269 and Order the fine of \$200.00 to be paid within 30 days.

**Form Review**

Form Started By: Katherine Calderon

Started On: 10/06/2025 01:18 PM

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

**4. e. 2.**

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

**Re:** Case# FAA2025-3 - Alarm Appeal #103269 - 434 Means Ct

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case#</b>	FAA2025-3	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	434 Means Ct		
<b>Alarm Account:</b>	103269		

**CASE INFORMATION:**

<b>Case Initiated:</b>	October 3, 2025	<b>Type of Presentation:</b>	Alarm Appeal
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**OWNER:**

<b>APPELLATE:</b>	KEVIN BAKER 434 MEANS CT FORT PIERCE, FL 34950
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**VIOLATIONS:**

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
5/31/2025 6:20:02	14-24 Excessive False Alarm Signals	Residential	1 (72396)	\$50.00
7/12/2025 08:59:54	14-24 Excessive False Alarm Signals	Residential	2 (73166)	\$100.00
9/22/2025 23:36:49	14-24 Excessive False Alarm Signals	Residential	3 (74803)	\$150.00
	Balance Due			\$300.00

**RECOMMENDATION:**

The respondent had an opportunity to have the \$50.00 service fees for being unregistered with the False Alarm Reduction Program waived by registering within 15 days of receiving the invoice per City Ordinance 14-67(b)(3) and failed to do so. The respondent also had an opportunity to have the 2nd false alarm fee waived upon completion of the "Alarm User Awareness Class" within 60 days per City Ordinance 14-66(k) and failed to do so. The respondent was provided 14 calendar days to appeal invoices 72396 and 73166 per City Ordinance 14-67(c) and failed to do so. Since requesting this appeal, the respondent has had a 4th false alarm on 10/1/2025, which is indicative that the issue has not been resolved. Therefore, the City requests that the Special Magistrate deny the request for appeal and find the violator be assessed the total amount due as indicated above to be paid within 30 days.

**Form Review**

Form Started By: Katherine Calderon

Started On: 10/06/2025 09:49 AM

**Special Magistrate Hearing - 9:00AM****4. e. 3.****Meeting Date:** 12/03/2025**Re:** Case# FAA2025-4 - Alarm Appeal #102697 - 2102 S 11th St**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case#</b>	FAA2025-4	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	2102 S 11th St		
<b>Alarm Account:</b>	102697		

**CASE INFORMATION:**

<b>Case Initiated:</b>	August 14, 2025	<b>Type of Presentation:</b>	Alarm Appeal
<b>NTA Sent:</b>	October 27, 2025	<b>Posting Date:</b>	Green Card Received from Haka Realty LLC on November 3, 2025 Green Card Received from Kelsi Almanzar on November 3, 2025

**OWNER:**

<b>APPELLATE:</b>	Kelsi Almanzar 2102 S 11th St Fort Pierce, FL 34950
-------------------	---

**VIOLATIONS:**

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
8/2/2024 22:42:33	14-24 Excessive False Alarm Signals	Commercial	2 (65825)	\$100.00
8/24/2024 18:39:56	14-24 Excessive False Alarm Signals	Commercial	3 (66669)	\$200.00
10/29/2024 18:07:12	14-24 Excessive False Alarm Signals	Commercial	4 (68241)	\$400.00
	Balance Due			\$700.00

**RECOMMENDATION:**

The aforementioned invoices are delinquent and have been sent to collections by the 3rd party administrator. An appeal was not received within 14 calendar days pursuant to City Ordinance 14-67(c). Therefore, the City requests that the Special Magistrate deny the request for appeal and order that the total amount due above be paid within 30 days.

**Form Review**

Form Started By: Katherine Calderon

Started On: 10/24/2025 08:35 AM

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

4. e. 4.

**Meeting Date:** 12/03/2025**Re:** Case# FAA2025-6 - Alarm Appeal #101700 - 1611 Binney Dr**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement**SUBJECT:**

<b>Case#</b>	FAA2025-6	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	1611 Binney Dr		
<b>Alarm Account:</b>	101700		

**CASE INFORMATION:**

<b>Case Initiated:</b>	September 16, 2025	<b>Type of Presentation:</b>	Alarm Appeal
<b>NTA Sent:</b>	October 27, 2025	<b>Posting Date:</b>	Green Card Received from Steve Eaton on November 3, 2025

**OWNER:**

<b>APPELLATE:</b>	Steve Eaton 1749 Lee Janzen Dr Kissimmee, FL 34744
<b>Additional Party:</b>	Steve Eaton 1611 Binney Dr Fort Pierce, FL 34949
<b>Property Owner:</b>	Stepehn A Eaton (TR) Pamela A Eaton (TR) 1611 Binney DR Fort Pierce, FL 34949-3190

**VIOLATIONS:**

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
8/28/2025 20:29:21	14-24 Excessive False Alarm Signals	Residential	1	\$0.00
8/28/2025 21:09:04	14-24 Excessive False Alarm Signals	Residential	2 (74248)	\$50.00
8/29/2025 01:42:44	14-24 Excessive False Alarm Signals	Residential	3 (74254)	\$100.00
8/29/2025 03:41:43	14-24 Excessive False Alarm Signals	Residential	4 (74255)	\$150.00
	Balance Due			\$300.00

**RECOMMENDATION:**

The City requests that the Special Magistrate grant this appeal by treating these false alarms as one incident due to the short span of time in which the false alarms were triggered and Order that the respondent complete the "Alarm User Awareness Class" within 30 days of the Order. Upon proof of completion, all fees will be waived. Failure to provide proof of completing the course within 30 days will result in the amounts reverting back to the original amounts.

**Form Review**

Form Started By: Katherine Calderon

Started On: 10/24/2025 08:35 AM

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

**5. a. 1.**

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

**SUBJECT:**

<b>Case Number:</b>	CE-2025-26	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	510 Texas Ct		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	January 10, 2025
<b>NTA Issue Date:</b>	April 15, 2025
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	April 25, 2025

**PARTIES:**

<b>VIOLATOR:</b>	BG 510 Texas Ct LLC 4977 N State Road 7 Tamarac, FL 33319-5809
------------------	--

**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**FINDINGS/ORDER:**

On May 7, 2025, Special Magistrate Peshke granted the violators 30 days to paint where peeling or discoloration had occurred or be fined \$250.00. Registered Agent Andre Barrett appeared.

**ACTION DATES:**

July 10, 2025 - Inspection done. Property still not in compliance. Fines started.  
 July 11, 2025 - Affidavit of Non-Compliance issued.  
 August 19, 2025 - Inspection done. Property came into compliance. Fines stopped.  
 August 20, 2025 - Affidavit of Compliance issued.  
 October 3, 2025 - Request for massey hearing received from owner.  
 Balance: \$10,028.50

**Massey Criteria:**

1. The gravity or seriousness of the violation: Minor
2. Any and all actions taken by the violator to correct the violations: Door and building was painted.
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
- Massey Notice
- Massey Request

**Form Review**

Form Started By: Katherine Calderon  
 Final Approval Date: 11/21/2025

Started On: 10/29/2025 02:56 PM

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

**Property Identification**

Site Address: 510 TEXAS CT Map ID: [24/09S](#) Parcel ID: 2409-823-0041-000-7 Zoning: Medium Den Account #: 22932 Land Use Code: 0800 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

**Ownership**

BG 510 Texas Ct LLC  
4977 N State Road 7  
Tamarac, FL 33319-5809

**Legal Description**

CRAMER'S ADDITION BLK 5 LOT 6

**Current Values**

Just/Market: \$212,200  
Exemptions: \$0

Assessed: \$212,200  
Taxable: \$212,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$200,200	\$200,200	\$0	\$200,200
2023	\$97,400	\$75,867	\$0	\$75,867
2022	\$90,800	\$68,970	\$0	\$68,970

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-13-2023	<a href="#">5059/2943</a>	0001	DEED-WD	Ft Pierce Empire 1 Holdings LLC	\$225,000
01-17-2019	<a href="#">4225/0510</a>	0001	WD	Sunny United Inc	\$90,000
01-18-2019	<a href="#">4224/2652</a>	0001	WD	Coote Gloria	\$70,000

**Primary Building Information**

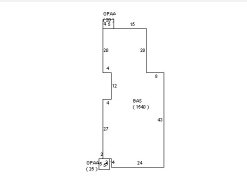
Finished Area of this building: 1,540 SF  
Gross Sketched Area: 1,585 SF

**Exterior Data**

View: Year Built: 1951 Story Height: 1 Story  
Roof Cover: Metal Quality: MFAQ Number of Units: 2  
Roof Structure: Gable Effective Year: 1951 Secondary Wall:  
Building Type: MFH Primary Wall: Conc Block

**Interior Data**

Bedrooms: 0 Full Baths: 2 Heat Fuel:  
A/C %: 0 Heated %: 0 Primary Floors: Tile-Ceramic  
Electric: AVERAGE Heat Type:  
Primary Int Wall: Drywall Half Baths: 0



**Total Areas**

Finished/Under Air (SF):	1,540
Gross Sketched Area (SF):	1,585
Land Size (acres):	0.15
Land Size (SF):	6,700
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 # CE-2025-26

Violator: BG 510 TEXAS CT, LLC  
4977 N STATE ROAD 7  
TAMARAC, FL 33319-5809

Property Address: 510 TEXAS CT  
Tax ID #: 2409-823-0041-000-7  
Legal Description: CRAMER'S ADDITION BLK 5 LOT 6

RE: Violation of Section(s): IPMC 304.2 – Protective Treatment

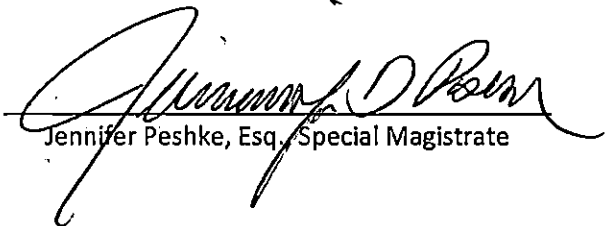
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 7, 2025, 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 BG 510 TEXAS CT 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 name violator is ordered to take the following corrective actions:
  - a. Paint where there is peeling or discoloration.
2. In the event the violation is not remedied within 30 days, 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 7<sup>th</sup> day of May, 2025.

  
Jennifer Peshke, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
7<sup>th</sup> day of May, 2025.

Katherine Calderon

Katherine Calderon, Code Enforcement Clerk



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

**AFFIDAVIT OF NON-COMPLIANCE**

RE: **510 Texas CT**

CASE NO: **CE-2025-26**

IN THE MATTER OF:      BG 510 Texas Ct, LLC  
   4977 N State Road 7  
   Tamarac, FL 3319

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 May 7, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: July 10, 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 11 day of July, 2025.

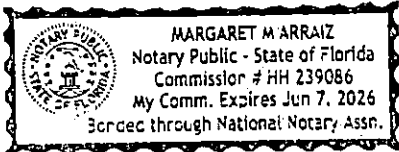
\_\_\_\_\_  
Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 11<sup>th</sup> day of July, 2025.

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

MY COMMISSION EXPIRES:



AFFIDAVIT - not complied



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

October 30, 2025

BG 510 TEXAS CT LLC  
4977 N STATE ROAD 7  
TAMARAC, FL 33319-5809

Property address: 510 Texas Ct  
Tax ID #: 2409-823-0041-000-7  
Legal description: CRAMER`S ADDITION BLK 5 LOT 6

Re: Case # CE-2025-26

Code section(s) in violation: IPMC 304.2 Protective Treatment

Dear property owner(s):

Please be advised that this matter is scheduled for Special Magistrate hearing on December 3, 2025.

The hearing will be held at City Hall; 100 North US HWY 1, in the Commission Chambers on the 1st floor and begins at 9:00 A.M.

If you cannot attend the hearing on this date, or if you have any questions, please call our office at (772) 467-3149.

Sincerely,

**Katherine Calderon**

Katherine Calderon  
Code Enforcement Clerk  
[kcalderon@cityoffortpierce.com](mailto:kcalderon@cityoffortpierce.com)



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**Request for Waiver of Code Enforcement Fees – 510 Texas Court, Case No. CE-2025-26**

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**From** Mari Santiago <receptionist@barrettrealtors.com>  
**Date** Fri 10/3/2025 4:38 PM  
**To** Katherine Calderon <kcalderon@cityoffortpierce.com>  
**Cc** Andre Barrett <andre@barrettrealtors.com>

1 attachment (149 KB)  
Warranty Deed.pdf;

You don't often get email from receptionist@barrettrealtors.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.

**Re: Property at 510 Texas Court, Fort Pierce, FL 34950**

**Case No.: CE-2025-26**

To whom it may concern,

I am writing regarding the above-referenced property and case, to respectfully request that the fees and lien associated with this violation be waived.

The violations cited were addressed in good faith. The property was painted in its entirety, and new stucco was applied. The only item left unfinished at the time of inspection was one door, as the owner wished to correct an issue with the door itself prior to painting. This was the final item needed for completion.

At the time, I was under the impression that painting the entire property and sanding the door in preparation for paint would be sufficient to satisfy the violation. Unfortunately, I later learned—nearly two months afterward—that a lien in the amount of approximately \$10,000 had been placed on the property. This information was brought to my attention by my lender, as I never received any notification by mail advising me that the property remained in violation or that daily fees were accruing.

Please accept this letter as both an explanation and a formal request for the removal of all fines and fees assessed in this matter. From the beginning, my intention has been to comply fully with city requirements and to maintain the property in good condition. I hope the City will take into consideration the corrective actions that were taken promptly and the lack of proper notice received.

Thank you for your time and consideration. I respectfully ask for your favorable review of this request, and I remain committed to ensuring the property remains in compliance moving forward.

Sincerely,

Andre J Barrett

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

**5. a. 2.**

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

**SUBJECT:**

<b>Case Number:</b>	CE-2024-113	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	915 N 21st St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	November 19, 2024
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	January 21, 2025
<b>NTA Service Method:</b>	Certified mail
<b>Posting Date:</b>	Property posted on February 2, 2025 (Signed GC received on 2/3/25, Certified Mail returned on 2/19/25)
<b>Last Inspection Date:</b>	February 5, 2025

**PARTIES:**

<b>Owner:</b>	SUNRIDE BR LLC 3390 Mary Street 270 Miami, FL 33133
<b>Previous Owner:</b>	TRC-SPEC LLC PO Box 20007 Oklahoma City, OK 73156

**VIOLATIONS:**

IPMC 301.3 - Vacant Structures and land

**FINDINGS/ORDER:**

On February 12, 2025, Special Magistrate Barreau gave the owners 10 days to properly secure the caved-in hole in the ground or be fined \$250 daily.

**ACTION DATES:**

April 3, 2025 - Affidavit of Non-Compliance issued. Fines started.  
 October 20, 2025 - Property came into compliance. Fines stopped.  
 October 30, 2025 - Massey Request received.  
 Balance \$50,018.50

**Massey Criteria:**

1. The gravity or seriousness of the violation: Major
2. Any and all actions taken by the violator to correct the violations: Violations complied by new owner. Hole in the ground was secured.
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
- Fine Reduction Application
- Letter from New Owner

**Form Review**

Form Started By: Katherine Calderon  
 Final Approval Date: 11/21/2025

Started On: 11/06/2025 09:37 AM



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

Property Identification							
Site Address: 915 N 21ST ST Map ID: <a href="#">24/04S</a>	Parcel ID: 2404-709-0001- 000-9 Zoning: SF Moderat	Account #: 17303	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce				
Ownership				Legal Description			
SUNRIDE BR LLC 3390 Mary Street 270 Miami, FL 33133				AUGUSTA S/D BLK 1 LOT 1			
Current Values				Historical Values 3-year			
Just/Market: \$18,800	Assessed: \$7,245	Year	Just/Market	Assessed	Exemptions	Taxable	
Exemptions: \$0	Taxable: \$7,245	2024	\$17,000	\$6,587	\$0	\$6,587	
		2023	\$13,900	\$5,989	\$0	\$5,989	
		2022	\$10,500	\$5,445	\$0	\$5,445	
Sale History							
Date	Book/Page	Sale Code	Deed	Grantor	Price		
06-02-2025	<a href="#">5320/0399</a>	0111	TXDEED	TRC-SPE LLC	\$12,800		
06-06-2019	<a href="#">4279/2589</a>	0111	TXDEED	Nationwide Investment Firm Corp	\$10,000		
12-08-2009	<a href="#">3324/0204</a>	0111	QC	Demetrius Marie P	\$100		
Primary Building Information							
				Total Areas			
				Finished/Under Air (SF):	0		
				Gross Sketched Area (SF):	0		
				Land Size (acres):	0.14		
				Land Size (SF):	5,940		
				Total Building Count:	-Infinity		
Special Features and Yard Items							
Type	Qty	Units	Year Blt				

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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

Case # CE-2024-113

Violator: TRC-SPE LLC  
PO BOX 20007  
OKLAHOMA CITY, OK 73156-0007

Property Address: 915 N 21<sup>st</sup> ST  
Tax ID #: 2404-709-0001-000-9  
Legal Description: AUGUSTA S/D BLK 1 LOT 1

RE: Violation of Section(s): IPMC 301.3 - Vacant Structures and land

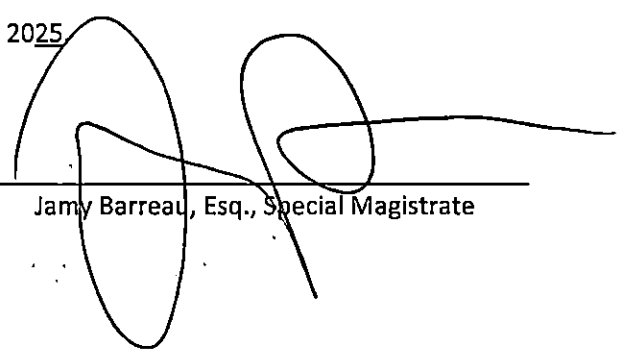
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 12, 2025, 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 TRC-SPE 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 name violator is ordered to take the following corrective actions:
  - a. Properly secure the caved in hole in the ground to prevent anyone from falling in.
2. In the event the violation is not remedied within 10 days, 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 12<sup>th</sup> day of February, 2025



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

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

Katherine Calderon  
Katherine Calderon, Code Enforcement Clerk

5



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

**AFFIDAVIT OF NON-COMPLIANCE**

RE: **915 N 21<sup>st</sup>**

CASE NO: **CE-2024-113**

IN THE MATTER OF: TRC-SPE LLC  
PO BOX 20007  
Oklahoma City, OK 73156

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

That I have personally examined the property described in the Special Magistrate's order dated February 12, 2025, in the above-mentioned case and find that said property is not in compliance as of this date: April 03, 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 3rd day of April, 2025.

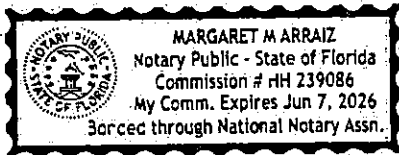
Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 3rd day of April, 2025.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



915 N 21<sup>ST</sup>

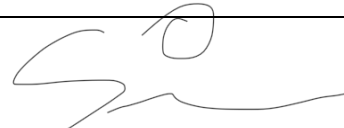


MASSEY FINE REDUCTION APPLICATION

A separate application must be submitted for each fine type.

Date:					
Property address:					
Owner(s) of record:					
Mailing address:					
Property tax ID #:					
Original purchase date:			Original purchase price:		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:			Relationship to owner(s)		
Telephone #:			E-Mail:		
Type of Fine	<input type="checkbox"/> Code Enforcement		<input type="checkbox"/> Lot Clearing / Nuisance abatement		<input type="checkbox"/> Demolition

TYPE OF FEE	AMOUNT DUE	AMOUNT OFFERED
Daily fine total	\$ _____	\$ _____
Recording Fees	\$ _____	\$ _____
City incurred fees ( <u>HARD COSTS</u> )	\$ _____	\$ _____
Administrative Fees	\$ _____	\$ _____
Interest	\$ _____	\$ _____
Penalties	\$ _____	\$ _____
<b>TOTAL AMOUNT</b>	<b>\$ _____</b>	<b>\$ _____</b>

  
 \_\_\_\_\_  
 Signature of Owner or Representative                      Date                      Printed Name

# City of Fort Pierce – Lien Mitigation Request Letter

**Date:** October 13, 2025

**To:**  
City of Fort Pierce – Code Enforcement Division  
Attn: City Attorney’s Office / Community Response  
Division  
100 N U.S. 1, Fort Pierce, FL 34950

**From:**  
**Sunride BR LLC / Guilherme Sanches de Araujo**  
Owner – 915 N 21st Street  
Fort Pierce, FL 34950  
Email: gsausabr@gmail.com  
Phone: 786-852-7314

**Subject: Request for Fine Reduction – Case #CE-2024-113**

Dear Members of the Code Enforcement Division and City Attorney’s Office,

I respectfully submit this letter to request consideration for **fine mitigation** related to **Case #CE-2024-113** for the property located at **915 N 21st St, Fort Pierce, FL**.

As the **new owner**, having acquired this property through a **Tax Deed sale on June 2, 2025**, I was not responsible for the original violations that led to the code fine. Upon learning about the outstanding issue, I acted promptly to correct it, bringing the property into full compliance as confirmed by Mr. Isaac Saucedo on **October 20, 2025**.

The corrective actions required significant personal effort and expense, and I completed them within just two days of being notified — despite weather delays — to ensure the lot is now clean, safe, and properly secured.

I deeply value the City’s commitment to community safety and compliance and recognize the importance of maintaining high standards. However, the total accrued fine of **\$50,018.50**, largely resulting from daily penalties accumulated before I purchased the property, represents an amount that far exceeds both the value of the land and my current financial capacity.

## **Proposed Settlement**

In good faith and as a demonstration of full cooperation with the City, I respectfully offer to pay **\$350.00 total**, broken down as follows:

- **\$250.00** toward **recording fees**
- **\$100.00** toward **interest and administrative costs**

I believe this amount reflects a fair and reasonable resolution that acknowledges my responsibility as the current owner while recognizing that I did not cause or contribute to the original violations.

## Request for Consideration

I kindly ask the City to take into account:

1. My **status as a new owner** who purchased through a Tax Deed;
2. My **prompt corrective action** and cooperation with City officials;
3. The **current compliance** of the property (as verified October 20, 2025);
4. The **disproportionate hardship** that payment of the full accrued amount would cause.

It is my sincere intention to remain in full compliance and continue maintaining the property to the City's standards. I respectfully request approval of this proposed settlement to close the case in good faith and resolve all outstanding obligations.

Thank you for your time, understanding, and consideration. Please let me know if any additional documents or steps are required to complete this request.

Respectfully submitted,



**Guilherme Sanches de Araujo**  
Owner – 915 N 21st St  
Fort Pierce, FL 34950

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

**5. b. 1.**

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

**SUBJECT:**

<b>Case Number:</b>	LTCL-2024-26	<b>Investigating Officer:</b>	Shaun Coss
<b>Violation Location:</b>	915 N 21st St		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	July 26, 2024
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	August 05, 2024
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	August 05, 2024

**PARTIES:**

<b>Owner:</b>	SUNRIDE BR LLC 3390 Mary Street 270 Miami, FL 33133
<b>Previous Owner:</b>	TRC-SPEC LLC PO Box 20007 Oklahoma City, OK 73156

**VIOLATIONS:**

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

**FINDINGS/CASE FOLLOW-UP:**

August 21, 2024 - Special Magistrate Pelletier gave the violator 7 days to comply or be fined \$100 per day and the violation would be cured by a city vendor.

September 9, 2024 - Property remains out of compliance. Fines were initiated.

November 18, 2024 - Property is now in compliance. Fines stopped.

October 30, 2025 - Reduction request received

Balance: \$7,538.50

**REDUCTION CRITERIA:**

1. Whether the requesting party is the person responsible for the original violation that resulted in the Lien?
  1. No
2. Whether the requesting party has established the existence of extenuating circumstances that prevented timely compliance and/or any extenuating circumstances that support the reduction below the minimum administrative review amounts provided in Special Magistrate Rule 5.4(B)(1)?
  1. No
3. Whether there is a current code enforcement action on this property or any other property under common ownership?
  1. There was already an existing daily fine when the new owners purchased the property for case# ce-2024-113
4. The type and number of Lien reductions granted for this property or any other property under common ownership in the past 24 months?
  1. None
5. Whether granting of the reduction is in the best interest of the City?
  1. To be determined by the Special Magistrate

**RECOMMENDATION:**

To be determined by Special Magistrate

**Attachments**

Property Card

**Form Review**

Final Approval Date: 11/21/2025

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

Property Identification							
Site Address: 915 N 21ST ST Map ID: <a href="#">24/04S</a>	Parcel ID: 2404-709-0001- 000-9 Zoning: SF Moderat	Account #: 17303	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce				
Ownership				Legal Description			
SUNRIDE BR LLC 3390 Mary Street 270 Miami, FL 33133				AUGUSTA S/D BLK 1 LOT 1			
Current Values				Historical Values 3-year			
Just/Market: \$18,800	Assessed: \$7,245	Year	Just/Market	Assessed	Exemptions	Taxable	
Exemptions: \$0	Taxable: \$7,245	2024	\$17,000	\$6,587	\$0	\$6,587	
		2023	\$13,900	\$5,989	\$0	\$5,989	
		2022	\$10,500	\$5,445	\$0	\$5,445	
Sale History							
Date	Book/Page	Sale Code	Deed	Grantor	Price		
06-02-2025	<a href="#">5320/0399</a>	0111	TXDEED	TRC-SPE LLC	\$12,800		
06-06-2019	<a href="#">4279/2589</a>	0111	TXDEED	Nationwide Investment Firm Corp	\$10,000		
12-08-2009	<a href="#">3324/0204</a>	0111	QC	Demetrius Marie P	\$100		
Primary Building Information							
				Total Areas			
				Finished/Under Air (SF):	0		
				Gross Sketched Area (SF):	0		
				Land Size (acres):	0.14		
				Land Size (SF):	5,940		
				Total Building Count:	-Infinity		
Special Features and Yard Items							
Type	Qty	Units	Year Blt				

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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

**6. a. 1.**

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

**Re:** Case # PK-2025-308 - Jaycee Park

**Submitted For:** Isaac Saucedo, Interim Deputy Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	PK-2025-308	<b>Investigating Officer:</b>	K. Lawrence
<b>Violation Location:</b>	Jaycee Park		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation - PAID
<b>Citation Issue Date:</b>	July 19, 2025
<b>NTA Issue Date:</b>	November 10, 2025
<b>NTA Service Method</b>	Regular and Certified mail / Posted at City Hall
<b>Posting Date:</b>	November 21, 2025

**OWNER:**

<b>Violator:</b>	Medical Metals Inc
<b>Violator:</b>	Brian Howard Logue

**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
20252PK	34-31(A) Improper Parking	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

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

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

**Form Review**

Form Started By: Katherine Calderon

Started On: 11/07/2025 09:34 AM

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

**6. a. 2.**

**Meeting Date:** 12/03/2025  
**Re:** Case # PK-2025-352 - 1000 blk Wheeler Terr  
**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	PK-2025-352	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1000 blk Wheeler Terr		

**CASE INFORMATION:**

<b>Case Type:</b>	Parking Citation
<b>Citation Issue Date:</b>	August 25, 2025
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method</b>	Certified mail / Posted at City Hall
<b>Posting Date:</b>	

**OWNER:**

<b>Owner:</b>	Norman Hauser
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
15426PK	34-31(L)	\$50.00	\$10.00	\$18.00	\$78.00

**RECOMMENDATION:**

The city requests that if the Special Magistrate finds the violation exists, the following be ordered:  
1. The violator(s) be assessed a fine in the amount of \$78.00.  
2. Failure to pay such a fine within 15 days will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Heather Debevec

Started On: 09/29/2025 02:25 PM

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

**6. a. 3.**

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

**Re:** Case # LTCL-2025-297 - 1223 AVE G

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-297	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	1223 AVE G		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	September 26, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	September 26, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	September 26, 2025
<b>Last Inspection Date:</b>	November 18, 2025

**OWNER:**

<b>VIOLATOR:</b>	J H & Gloria B Dickerson 3006 Langston DR Fort Pierce, FL 34946
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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  
Final Approval Date: 11/06/2025

Started On: 09/25/2025 09:06 AM

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

**6. a. 4.**

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

**Re:** Case # LTCL-2025-323 - 423 N 13TH ST (2409-502-0035-000-6)

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-323	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	423 N 13TH ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 31, 2025
<b>Last Inspection Date:</b>	December 2, 2025

**OWNER:**

<b>VIOLATOR:</b>	GnG Ventures LLC 927 NE Jensen Beach BLVD Jensen Beach, FL 34957
<b>REGISTERED AGENT:</b>	Veling, Gordon H, Sr. 927 NE Jensen Beach BLVD Jensen Beach, FL 34957

**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: 10/21/2025 09:12 AM

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

**6. a. 5.**

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

**Re:** Case # LTCL-2025-324 - 321 N 13TH ST

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	LTCL-2025-324	<b>Investigating Officer:</b>	Jarvis Gamble
<b>Violation Location:</b>	321 N 13TH ST		

**CASE INFORMATION:**

<b>Case Type:</b>	Lot Clearing
<b>NOV Issue Date:</b>	October 31, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 31, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 31, 2025
<b>Last Inspection Date:</b>	December 2, 2025

**OWNER:**

<b>VIOLATOR:</b>	Hongjun Guo Bin Han 408-10620 150 ST Surrey, BC V3R 7R9
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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: 10/21/2025 10:28 AM

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

**6. a. 6.**

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

**Re:** Case # CE-2025-513 - 1402 Citrus Ave

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-513	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	1402 Citrus Ave		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	August 27, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 29, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Posted on November 21, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Antonio & Alexander Silvestre 1402 Citrus AVE Fort Pierce, FL 34950
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**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 7 days to:
  - Fully open all shutters around 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: 10/16/2025 03:52 PM

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

**6. a. 7.**

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

**Re:** Case # NOOP-2025-235 - 613 S 6th St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-235	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	613 S 6th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicle
<b>NOV Issue Date:</b>	October 9, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Alejandro & Gabriella Perez 574 Hilltop DR Staunton, VA 24401
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**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 that the black Ford Flex 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: Heather Debevec

Started On: 10/09/2025 03:54 PM

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

**6. a. 8.**

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

**Re:** Case # NOOP-2025-237 - 613 S 6th St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	NOOP-2025-237	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	613 S 6th St		

**CASE INFORMATION:**

<b>Case Type:</b>	Non Operative Vehicles
<b>NOV Issue Date:</b>	October 9, 2025
<b>NOV Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>NTA Issue Date:</b>	October 16, 2025
<b>NTA Service Method:</b>	Regular mail / Certified mail / Posted at property
<b>Posting Date:</b>	October 16, 2025
<b>Last Inspection Date:</b>	December 1, 2025

**OWNER:**

<b>Owner:</b>	Alejandro & Gabriella Perez 574 Hilltop DR Staunton, VA 24401
<b>Additional Party:</b>	US Auto Finance Inc

**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 that the Black Ford SUV 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: Heather Debevec

Started On: 10/09/2025 04:39 PM

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

**6. a. 9.**

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

**Re:** Case # CE-2025-547 - 2109 S 3rd St

**Submitted For:** Shaun Coss (CR), Acting Director of Community Response, Code Enforcement

**SUBJECT:**

<b>Case Number:</b>	CE-2025-547	<b>Investigating Officer:</b>	Heather Debevec
<b>Violation Location:</b>	2109 S 3rd St		

**CASE INFORMATION:**

<b>Case Type:</b>	Code Enforcement
<b>NOV Issue Date:</b>	September 10, 2025
<b>NOV Service Method:</b>	Regular mail
<b>NTA Issue Date:</b>	October 30, 2025
<b>NTA Service Method:</b>	Certified mail / Posted at property
<b>Posting Date:</b>	Posted on November 21, 2025
<b>Last Inspection Date:</b>	November 3, 2025

**OWNER:**

<b>Owner:</b>	Aldo Debenedetti 2109 S 3rd ST Fort Pierce, FL 34950
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**VIOLATIONS:**

IPMC 304.3 - Address Identification  
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 7 days to:
  - Place numbers to be visible from the roadway.
  - Fully open all the shutters.
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: 11/25/2025

Started On: 09/26/2025 01:53 PM