

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 5, 2014 - 9:00 p.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**

4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	14-1022	1608 Florida Ave	Gray, John	Shaun Coss
2.	14-1237	1504 S 33rd St.	Petersen, Joram	Shaun Coss
3.	14-1238	1502 S 33rd St.	Petersen, Joram	Shaun Coss
4.	14-1239	3207 Nebraska Ave.	Petersen, Joram	Shaun Coss
5.	14-1297	437 N 11th Street	Unity Prop Develop Corp	Andy Avery
6.	14-1351	1705 N 27th Street	Bouie, John Henry	Andy Avery
7.	14-1375	3050 Oleander Ave	Boyoot LLC	Janey Singer
8.	14-1514	2702 Atlantic Ave.	Regal Power Investments LLC	Shaun Coss

9.	14-1543	1709 N 16th St	Sturup, Alfredia	Andy Avery
10.	14-1560	1400 Binney Dr	Smiley, Mark C	Isaac Saucedo
11.	14-1575	617 Orange Ave.	BLB Trading LLC	Shaun Coss
12.	14-1580	610 Texas Ct.	Guerrier, Wedsley & James	Shaun Coss
13.	14-1581	510 Texas Ct.	Coote, Noel & Gloria	Shaun Coss
14.	14-1607	1118 Pine Ave	Crouch, Linda Lou	Janey Singer
15.	14-1768	1001 S Ocean Drive	Kodsi (TR), Maurice	Isaac Saucedo
16.	14-1916	614 Gardenia Ave	PEP Financial LLC	Janey Singer
17.	14-1919	712 Gardenia Ave	Calderon, Ruth	Janey Singer
18.	14-1928	803 Gardenia Ave	Olivera (TR), Feliciano S	Janey Singer
19.	14-1929	805 Gardenia Ave	Welch, Charles	Janey Singer
20.	14-1947	2305 Delaware Ave.	Teller, Brian	Shaun Coss
21.	14-1968	808 Howie Drive	Gomez, Martin	Janey Singer
22.	14-1969	801 Howie Drive	Yerena, Pedro R	Janey Singer

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

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

1.	11-1445	656 (Approx) N 2nd Street	Horvath, Dennis (EST)	Peggy Arraiz
2.	13-1201	2610 Sunrise Blvd	Oneschuk, Jayson	Peggy Arraiz

3.	12-0490	436 N 7th Street	Beausejour, Pegue	Peggy Arraiz
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7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

1.	08-2773	1112 Trinidad Ave	Deutsche Bank Nat'l Trust	Peggy Arraiz
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9. **OLD BUSINESS**

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.

Any person seeking to appeal any decision by the City Commission or other Board 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.

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1022

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

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**Information**

**SUBJECT:**

14-1022	1608 Florida Ave	Gray, John	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	May 15, 2014	Type of Presentation:	Regular	
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**OWNER:**

John H Gray 5204 Sunset Blvd. Fort Pierce, FL 34982
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**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage (Complied)**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 5-370 Exterior Property and Landscaping (Complied)**

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed.

**Section: 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles (Complied)**

All non-operative or unlicensed vehicles shall be kept, stored or maintained within a fully enclosed building at all times.

**CORRECTIVE ACTIONS:**

1. Please repair or replace all broken windows. A permit may be required; contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Please remove the pile of debris in the front yard. (Complied)
3. Please mow the grass around the pile of debris in the front yard. (Complied)
4. All vehicles, trailers and vessels on the property must have a current registration or be removed from the property. (Complied)

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 01:58 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 1400 Binney Drive

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**Information**

**SUBJECT:**

14-1560	1400 Binney Dr	Smiley, Mark C	Isaac Saucedo	
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**CASE INFORMATION:**

Case Initiated:	July 24, 2014	Type of Presentation:	Regular	
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**OWNER:**

MARK C SMILEY  
ELIZABETH A SMILEY  
624 KINGFISH RD  
JUNO BEACH, FL 33408

**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(4) All the exterior surfaces subject to deterioration, and all exterior exposed surfaces not inherently resistant to deterioration, shall be properly maintained, repaired, coated, treated, or sealed to protect them from deterioration, weathering, and from the elements by paint or other approved protective coating, applied in a workmanlike fashion. Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture**

Furniture normally kept inside is not allowed to be stored outside.

**Section: 16-46, 16-47, 16-48 (4) Parking on Other Than Pavement**

A motor vehicle kept in the front yard of a residence on other than pavement or in a driveway, whether such driveway is paved or unpaved is considered a Nuisance as an Object and requires prompt removal or abatement.

**CORRECTIVE ACTIONS:**

1. Please pressure wash and paint house where chipping or deterioration has occurred.
2. Please remove all indoor furniture that may be located outside. All furniture that is normally kept inside may not be located outside of a home.
3. Please remove all vehicles that may be parked in front of the home. A designated parking area may be created towards the back of the property with pavers or other landscaping materials.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given \_\_\_10\_\_\_ days to comply or a fine of \_\_\_\$250\_\_\_ per day be assessed

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/28/2014

Started On: 10/28/2014 03:33 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1575

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

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**Information**

**SUBJECT:**

14-1575	617 Orange Ave.	BLB Trading LLC	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	July 29, 2014	Type of Presentation:	Regular	
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**OWNER:**

BLB Trading LLC C/O John Penson PA 1124 Kane Concourse Bay Harbor Island, FL 33154
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**VIOLATIONS:**

**Section: 5-73 Address Numbers**

House numbers are required to be a minimum of 3 inches tall and plainly seen from the street.

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 5-368 (6) Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

**b.** Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 15-3 (C)(1) Sign Removal**

A sign shall be removed by the owner or lessee of the premises when the establishment which it advertises is no longer active or shall replace the cabinet structure with an opaque, blank face on both sides. Upon the premises becoming vacant, the owner or lessee thereof shall remove and keep the windows clean and free from any lettering or advertising signs of the previous business or profession. Outdoor signs painted on or affixed to such premises advertising a previous business or professions shall be removed and completely obliterated after the premises becomes vacant. "Completely obliterated" means not only complete removal of old signage such that it will not be visible, but also that the restoration of the wall area upon which the signage was affixed shall be in the same color, texture, and materials as the rest of the wall.

**CORRECTIVE ACTIONS:**

1. Address numbers must be painted in a contrasting color so that they are plainly seen from the street.
2. Repair or replace all broken windows. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
3. Repair or replace the damaged roof and ceiling of the canopy. Repair or replace all rotten wood. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
4. Paint the structure where the paint is peeling, the metal has rusted or other deterioration has occurred.
5. Repair, replace or remove the damaged gate. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
6. Cut all grass and weeds on the property. Remove all vines that have grown onto the building.
7. Trim all overgrown trees on the property so that vehicular traffic can access the driveway at the rear of the property.
8. Remove all signs for Eunice Bridal, the signs must be completely obliterated and the wall must be restored to match the rest of the building. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 02:54 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1580

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

**Information**

**SUBJECT:**

14-1580	610 Texas Ct.	Guerrier, Wedsley & James	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	July 29, 2014	Type of Presentation:	Regular	
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**OWNER:**

Wedsley T & James E Guerrier 300 W 129th St. #4B New York, NY 10027
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**VIOLATIONS:**

**Section: 5-1.105.1 Permit Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

**b.** Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**CORRECTIVE ACTIONS:**

1. A permit should have been obtained for enclosing the detached garage. Obtain a permit to properly enclose it or to revert it back to its original condition. Contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Remove all vines growing onto the structures.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60days to obtain a permit and comply with all permit conditions or a fine of \$250per day be assessed.

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### **Form Review**

Form Started By: Shaun Coss

Started On: 10/10/2014 03:07 PM

Final Approval Date: 10/28/2014

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1581

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

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**Information**

**SUBJECT:**

14-1581	510 Texas Ct.	Coote, Noel & Gloria	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	July 29, 2014	Type of Presentation:	Regular	
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**OWNER:**

Noel & Gloria Coote 2699 NW 68th Terr Sunrise, FL 33313
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**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(3) The roof of every building and accessory structure shall be adequately drained of rainwater. All roofs, in addition to exterior walls, and areas around doors, windows, chimneys and other parts of a building shall be so maintained as to keep water from entering the building.

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**CORRECTIVE ACTIONS:**

1. Repair or replace all broken windows and jalousie window panes. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Repair or replace the roof. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
3. Obtain a permit for enclosing the structure where wood has been installed in place of windows. If a permit cannot be obtained for this work. Obtain a permit to re-install windows.
4. Pressure wash and/or paint the house where staining has occurred.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60days to obtain a permit and comply with all permit conditions or a fine of \$250 per day be assessed.

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### **Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 03:12 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1607

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**Information**

**SUBJECT:**

14-1607	1118 Pine Ave	Crouch, Linda Lou	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	July 18, 2014	Type of Presentation:	Regular	
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**OWNER:**

LINDA LOU CROUCH  
1709 S INDIAN RIVER DR  
FT PIERCE, FL 34950

**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 16-25 (C) Responsibility for Containers**

Trash containers need to be placed by the curb no earlier than 7:00 pm on the evening before collection day and must be removed to the rear or side of structure no later than 7:00 pm on the day of collection.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free from refuse and debris. Required vegetation shall be replaced with equivalent vegetation if it is not living. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**CORRECTIVE ACTIONS:**

1. All broken windows are to be repaired.
2. Please replace all rotten wood.
3. Structure needs to be painted.
4. All exterior doors that are broken or rotten are to be replaced.
5. Trash containers are to be placed on side or back of home.
6. Remove all miscellaneous items that are being stored throughout yard, they need to be placed in a shed. Remove all trash as well.
7. Grass needs to be cut.
8. A permit might be required for replacing the windows, doors and wood. If you have any questions, please contact the Building Department at 467-3000.
9. Please comply with items 5, 6 & 7 by **August 11, 2014**.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given   10   days to comply or a fine of   \$150   per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 09:00 AM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1768

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**Information**

**SUBJECT:**

14-1768	1001 S Ocean Drive	Kodsi (TR), Maurice	Isaac Saucedo	
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**CASE INFORMATION:**

Case Initiated:	August 21, 2014	Type of Presentation:	Regular	
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**OWNER:**

MAURICE KODSI (TR)  
PO BOX 320637  
COCOA BEACH, FL 32932

**VIOLATIONS:**

**Section: 5-370 Exterior Property and Landscaping**

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed.

**Section 16-46, 16-47, 16-48 Nuisance as a Condition**

Nuisance as a Condition means a certain state of being or situation located on property which:

- (1) Injures or endangers the comfort, repose, health or safety of any person.
- (4) Interferes with, obstructs or renders dangerous for passage on any public or private street, alley, highway, right-of-way, easement, sidewalk, stream, ditch, channel or drainage of any property.

**CORRECTIVE ACTIONS:**

- 1. Please remove dead tree located on the SE side of the concrete wall. Please feel free to contact me if you have any questions.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given   10   days to comply or a fine of   \$250   per day be assessed

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 09:08 AM



**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1916

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**Information**

**SUBJECT:**

14-1916	614 Gardenia Ave	PEP Financial LLC	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 8, 2014	Type of Presentation:	Regular	
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**OWNER:**

PEP FINANCIAL LLC  
2431 ATLANTINC BEACH BV  
FT PIERCE, FL 34949

**VIOLATIONS:**

**Section: 5-73 House Numbers**

House numbers are required to be a minimum of 3 inches tall and plainly seen from the street.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**CORRECTIVE ACTIONS:**

- 1. House numbers are to be visible from street.
- 2. Remove all miscellaneous items being left outside in front of home.
- 3. Grass needs to be cut and trees trimmed.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given \_\_\_10\_\_\_ days to comply or a fine of \_\_\_\$200\_\_\_ per day be assessed.

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### **Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 09:12 AM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1919

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**Information**

**SUBJECT:**

14-1919	712 Gardenia Ave	Calderon, Ruth	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 8, 2014	Type of Presentation:	Regular	
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**OWNER:**

RUTH CALDERON  
3010 AL LANE  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees according to the standards established in this article.
- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 16-25 (C) Responsibility for Containers**

Trash containers need to be placed by the curb no earlier than 7:00 pm on the evening before collection day and must be removed to the rear or side of structure no later than 7:00 pm on the day of collection.

**CORRECTIVE ACTIONS:**

- 1. Please remove all miscellaneous items being stored throughout yard.
- 2. Grass needs to be cut and trees need trimming.
- 3. Trash containers are to be placed on back or side of home.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given \_\_10\_\_ days to comply or a fine of \_\_\_\_\_\$200\_\_\_\_\_ per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 12:46 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1928

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**Information**

**SUBJECT:**

14-1928	803 Gardenia Ave	Olivera (TR), Feliciano S	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 8, 2014	Type of Presentation:	Regular	
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**OWNER:**

FELICIANO S OLIVERA (TR)  
SOCORRO OLIVERA (TR)  
803 GARDENIA AVE  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items being stored throughout yard and driveway.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given  10  days to comply or a fine of  \$100  per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 12:50 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1929

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**Information**

**SUBJECT:**

14-1929	805 Gardenia Ave	Welch, Charles	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 8, 2014	Type of Presentation:	Regular	
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**OWNER:**

CHARLES WELCH  
805 GARDENIA AVE  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 16-25 (C) Responsibility for Containers**

Trash containers need to be placed by the curb no earlier than 7:00 pm on the evening before collection day and must be removed to the rear or side of structure no later than 7:00 pm on the day of collection.

**Section: 5-368 Property Maintenance**

(4) All the exterior surfaces subject to deterioration, and all exterior exposed surfaces not inherently resistant to deterioration, shall be properly maintained, repaired, coated, treated, or sealed to protect them from deterioration, weathering, and from the elements by paint or other approved protective coating, applied in a workmanlike fashion. Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**CORRECTIVE ACTIONS:**

1. Remove all miscellaneous items being stored throughout yard.
2. Trash containers are to be placed in back or side of home.
3. Garage door & driveway are to be pressured washed. This should be in compliance by October 20, 2014.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given \_\_\_30\_\_\_ days to comply or a fine of \_\_\_\$200\_\_\_ per day be assessed.

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### **Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 12:53 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1237

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

**Information**

**SUBJECT:**

14-1237	1504 S 33rd St.	Petersen, Joram	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	June 13, 2014	Type of Presentation:	Regular	
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**OWNER:**

Joram Petersen 2030 Colonial Rd. #B4 Ft. Pierce, FL 34950
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**VIOLATIONS:**

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

**b.** Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 5-368 Property Maintenance**

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**CORRECTIVE ACTIONS:**

1. Cut all grass and weeds as needed. Remove the vines on the fence.
2. Trim all trees and shrubs away from the house.
3. Outside storage of appliances, tarps and all other miscellaneous items is prohibited.
4. Pressure wash and/or paint the house where staining and deterioration has occurred.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 02:34 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1947

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

**Information**

**SUBJECT:**

14-1947	2305 Delaware Ave.	Teller, Brian	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	September 24, 2014	Type of Presentation:	Repeat Violator March 12, 2014	
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**OWNER:**

Brian Teller 2305 Delaware Ave. Ft. Pierce, FL 34950	Phelan Hallinan, PLC Attorneys for Bayview Loan Servicing, LLC 2727 West Cypress Creek Rd. Ft. Lauderdale, FL 33309
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**VIOLATIONS:**

**Section: 11-30 Refrigerator/Ice Box Safety**

It shall be unlawful for any person to leave outside any building or dwelling in a place accessible to children any abandoned, unattended or discharged icebox, refrigerator or other airtight container.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 11-11 Storage of Commodities**

It shall be unlawful for any person to store any commodities including but not limited to junk, metal, lumber, wastepaper products, building materials, motor vehicles or parts, machinery, appliances and tires in any motor vehicle or part of any motor vehicle.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

**b.** Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 22-67 (C)(1)(A) Height Restrictions**

Fences, hedges and walls in residential districts shall have a maximum height of four (4) feet in the required front yard.

**CORRECTIVE ACTIONS:**

1. Remove the refrigerator from the property within 48 hours.
2. Outside storage of appliances, scrap metal, propane tanks, containers and all other miscellaneous items in the yard and in the open trailer are prohibited.
3. Cut all grass and weeds as needed.
4. The hedge along the front of the property must be cut down to a maximum height of four feet.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 48 hours to comply or a fine of \$500 per violation per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 02:59 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1968

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**Information**

**SUBJECT:**

14-1968	808 Howie Drive	Gomez, Martin	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 19, 2014	Type of Presentation:	Regular	
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**OWNER:**

MARTIN GOMEZ  
709 OSCEOLA AVE  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 5-368 (6) Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

**CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items being stored throughout yard.
2. Fence gate needs to be repaired. A permit might be needed to do so, if you have any questions contact the Building Department at 467-3000.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given  15  days to comply or a fine of  \$200  per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 12:56 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1969

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**Information**

**SUBJECT:**

14-1969	801 Howie Drive	Yerena, Pedro R	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	September 19, 2014	Type of Presentation:	Regular	
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**OWNER:**

PEDRO R YERENA  
MARIA C YERENA  
801 HOWIE DR  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items being stored throughout your yard. They need to be placed in a shed.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given  10  days to comply or a fine of  \$200  per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 01:03 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1238

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

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**Information**

**SUBJECT:**

14-1238	1502 S 33rd St.	Petersen, Joram	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	June 13, 2014	Type of Presentation:	Regular	
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**OWNER:**

Joram O Petersen 2030 Colonial Rd. #B4 Ft. Pierce, FL 34950
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**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 5-368 Property Maintenance**

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 5-368 (6) Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

**b.** Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles**

All non-operative or unlicensed vehicles shall be kept, stored or maintained within a fully enclosed building at all times.

**Section 16-46, 16-47, 16-48 Nuisance as an Object**

(13) Graffiti, which includes but is not limited to any unauthorized inscription, word, figure, painting or other defacement that is written, etched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of any public or private property by any graffiti implement including but not limited to aerosol paint container, marker, gum label, paint stick or graffiti stick, etching equipment, brush or any other device capable of scarring or leaving a visible mark on any natural or manmade surface.

**CORRECTIVE ACTIONS:**

1. Outside storage of ladders, shelving and all other miscellaneous items is prohibited.
2. Pressure wash and/or paint the structures where staining, rusting and other deterioration has occurred.
3. Remove all graffiti from the fence.
4. Paint the entire fence to match the pickets that have been painted.
5. Cut all grass and weeds as needed.
6. Remove vines from the fence and structures.
7. Trim the trees and other vegetation away from the structures.
8. All vehicles on the property must have a current registration, inflated tires and otherwise be operable.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 02:29 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1239

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

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**Information**

**SUBJECT:**

14-1239	3207 Nebraska Ave.	Petersen, Joram	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	June 13, 2014	Type of Presentation:	Regular	
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**OWNER:**

Joram O Petersen 2030 Colonial Rd. #B4 Ft. Pierce, FL 34950
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**VIOLATIONS:**

**Section: 5-73 House Numbers**

House numbers are required to be a minimum of 3 inches tall and plainly seen from the street.

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**Section: 5-371 Exterior Property Maintenance**

Exterior areas including yards, courts, steps, walks, driveways, parking areas, and similar paved areas shall be maintained so as to afford safe passage under normal use and weather conditions.

The exterior of every structure shall be so maintained and kept in good repair, so as not, in the case of excessive scaling of paint or excessive mildew, to tend to cause a substantial depreciation in property values in the immediate vicinity. The exterior surfaces shall be kept free from materials, objects and conditions which will have an adverse effect on adjacent premises.

**Section: 5-368 (6) Fence Maintenance**

All fences shall be maintained in reasonably good repair. Any fence in a state of disrepair shall be replaced or repaired.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 5-370 Exterior Property and Landscaping**

All landscaping shall be well-maintained so that lawns, hedges, bushes and trees shall be kept trimmed and free from becoming overgrown and unsightly where exposed to public view and where the same may constitute a blighting factor thereby depreciating adjoining property. Such maintenance shall include, but not be limited to the replacement of trees and shrubs which have died or otherwise been destroyed.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles**

All non-operative or unlicensed vehicles shall be kept, stored or maintained within a fully enclosed building at all times.

**CORRECTIVE ACTIONS:**

1. Install House numbers that are visible from the street.
2. Repair or replace all broken windows and doors. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
3. Pressure wash and/or paint the house where staining and other deterioration has occurred.
4. Repair or replace the fence where it is leaning or otherwise damaged. Pressure wash and/or paint the fence so that it all matches in color.
5. Outside storage of tires, ladders, pallets, containers and all other miscellaneous items on the property is prohibited.
6. Remove all vines that have grown onto the fence and house.
7. Cut all grass and weeds as needed.
8. Trim all overgrown trees, shrubs and other vegetation.
9. All vehicles on the property must have a valid registration, inflated tires and otherwise be operable.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Final Approval Date: 10/28/2014

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 437 N 11th Street

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**Information**

**SUBJECT:**

14-1297	437 N 11th Street	Unity Prop Develop Corp	Andy Avery	
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**CASE INFORMATION:**

Case Initiated:	June 26, 2014	Type of Presentation:	Regular	
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**OWNER:**

<b>OWNER:</b> UNITY PROP DEVELOPMENT CORP 145 NW CENTRAL PARK PLZ PORT ST LUCIE, FL 34986	<b>OCCUPIED BY:</b> SHAWANDA L WILLIAMS 437 N 11TH STREET FORT PIERCE, FL 34950	
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**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

- (1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.
- (2) Every building shall be kept in a reasonably clean and sanitary condition free from rodents, insects and vermin.
- (3) All roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.
- (4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.
- (5) Every plumbing fixture, water pipe, waste pipe and drain shall be maintained in good sanitary working condition, free from defects, leaks and obstructions.

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free from refuse and debris. Required vegetation shall be replaced with equivalent vegetation if it is not living. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices.

**CORRECTIVE ACTIONS:**

1. Please contact the Building Dept. and the Planning Dept. at 772-467-3000 to obtain a permit to rehab the Historic structure or to demolish.
2. Please remove all outside storage of trash and debris, scrap wood, containers, and any other miscellaneous items from the yard.
3. Please cut and trim all grass and remove all landscape debris from the property so that it has a neat appearance.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/28/2014

Started On: 10/28/2014 02:35 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 1705 N 27th Street

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**Information**

**SUBJECT:**

14-1351	1705 N 27th Street	Bouie, John Henry	Andy Avery	
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**CASE INFORMATION:**

Case Initiated:	July 03, 2014	Type of Presentation:	Regular	
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**OWNER:**

<b>OWNER:</b> JOHN HENRY BOUIE 927 SW 106 PL MICANOPY, FL 32667	<b>OCCUPIED BY:</b>	
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**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(3) All roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.

(4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**CORRECTIVE ACTIONS:**

1. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair the roof.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$250 per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/28/2014

Started On: 10/28/2014 03:19 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 3050 Oleander Ave

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**Information**

**SUBJECT:**

14-1375	3050 Oleander Ave	Boyoot LLC	Janey Singer	
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**CASE INFORMATION:**

Case Initiated:	June 20, 2014	Type of Presentation:	Regular	
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**OWNER:**

BOYOOT LLC  
4651 ELM AVE  
FT PIERCE, FL 34982

**VIOLATIONS:**

**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage**

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

**CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items being stored throughout yard. They must be stored in a shed.

**RECOMMENDATION:**

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given  15  days to comply or a fine of  \$200  per day be assessed.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/28/2014

Started On: 10/28/2014 03:24 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 14-1514

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

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**Information**

**SUBJECT:**

14-1514	2702 Atlantic Ave.	Regal Power Investments LLC	Shaun Coss	
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**CASE INFORMATION:**

Case Initiated:	July 18, 2014	Type of Presentation:	Regular	
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**OWNER:**

Regal Power Investments Inc. PO Box 12485 Ft. Pierce, FL 34979
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**VIOLATIONS:**

**Section: 5-368 Property Maintenance**

(1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.

(4) All the exterior surfaces subject to deterioration, and all exterior exposed surfaces not inherently resistant to deterioration, shall be properly maintained, repaired, coated, treated, or sealed to protect them from deterioration, weathering, and from the elements by paint or other approved protective coating, applied in a workmanlike fashion. Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**CORRECTIVE ACTIONS:**

1. Repair or replace all rotten wood, damaged exterior walls and doors on the shed. A permit may be required, contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Paint the shed where peeling of paint or other deterioration has occurred. Also, all bare wood must be painted.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply or a fine of \$250 per day be assessed.

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## Form Review

Form Started By: Shaun Coss  
Final Approval Date: 10/28/2014

Started On: 10/10/2014 02:46 PM

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

**Re:** 1709 N 16th Street

**Information**

**SUBJECT:**

14-1543	1709 N 16th St	Sturup, Alfredia	Andy Avery	
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**CASE INFORMATION:**

Case Initiated:	July 21, 2014	Type of Presentation:	Regular	
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**OWNER:**

ALFREDIA STURUP  
PO BOX 884  
LOXAHATCHEE, FL 33470

**VIOLATIONS:**

**Section: 5-369 Vacant Buildings**

Vacated buildings must remain safe, secure, clean and sanitary. All openings, including doors and windows shall be provided with painted exterior-grade plywood, matched in color to the building, unless the same are provided with awnings, storm panels, or other similar commercially available products installed in a workmanlike manner.

**Section: 5-368 Property Maintenance**

- (1) Every foundation, exterior and interior wall, roof, floor, ceiling, window and exterior door shall be structurally sound and maintained in good repair.
- (3) All roofs, exterior walls, doors, windows and chimneys shall be so maintained as to keep water from entering the building.
- (4) Exterior surfaces which have been damaged or show evidence of dry rot or other deterioration, including cracked, chipped, and peeling paint or other coating, shall be repaired or replaced and finished in a workmanlike manner.

**CORRECTIVE ACTIONS:**

- 1. Please board up all openings with plywood including all windows and doors in a workmanlike manner.
- 2. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair or to demolish the structure.

**RECOMMENDATION:**

10The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given   10   days to comply or a fine of   \$250   per day be assessed.

## Form Review

Form Started By: Peggy Arraiz  
Final Approval Date: 10/28/2014

Started On: 10/28/2014 03:28 PM

**Special Magistrate Blandino****Meeting Date:** 11/05/2014

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**Information****SUBJECT:**

11-1445	656 (Approx) N 2nd Street	Horvath, Dennis (EST)	Peggy Arraiz	
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**CASE INFORMATION:**

Case Initiated:	September 15, 2011	Type of Presentation:	Lien Reduction	
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**OWNER:**

<b>PRIOR OWNER:</b> Dennis J & Janet Horvath 825 N Indian River Drive Fort Pierce, FL 34950	<b>CURRENT OWNER:</b> Dennis J. Horvath (EST) 825 N Indian River Drive Fort Pierce, FL 34950	
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**VIOLATIONS:****Section: 5-1.105.1 Permit Required**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

**FINDINGS/ORDER:**

On August 15, 2012 the Special Magistrate found the owners guilty and provided 60 days to obtain a permit plus 180 days to complete the work. Failure to comply would result in a fine of \$250.00 per day.

**ACTION DATES:**

- 10/22/2012 - Property not in compliance and fines started.
- 11/9/2012 - Received request for a Massey Hearing.
- 12/5/2012 - Massey Hearing held and case continued for one month.
- 1/2/2013 - Massey Hearing held and case continued until March 2013 and fines would stop accruing.
- 03/06/2013 - Massey Hearing held and case continued until April 3, 2013.
- 04/03/2013 - Massey Hearing held and case continued until May 1, 2013, however it was continued by staff as a permit application had been received.
- 12/18/2013 - Permit expired. Hearing rescheduled for March 2014.
- 3/4/2014 - Massey Hearing held. Special Magistrate ordered fines to restart their accrual and that a lien be recorded in the amount previously stayed plus the new accrual.
- 3/7/2014 - Order Assessing Fine and Imposing Lien recorded.
- 5/5/2014 - Property in compliance and fines stopped.

**RECOMMENDATION:**

Lien total is \$27,200. Recommendation to be made at hearing.

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**Attachments**

Administrative Costs

Request for Reduction

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/30/2014

Started On: 10/29/2014 02:19 PM

# Administrative Cost Estimator

10/29/2014

Property Address: 656 (Approx) N 2nd Street

Date case originated: 8/15/2012

Date case complied: 5/5/2014

Total time: 21 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 5

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.44	<u>11</u>	\$4.84
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>21</u>	\$1,050.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>4</u>	\$300.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>2</u>	\$150.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>4</u>	\$500.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>7</u>	\$1,050.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>1</u>	\$250.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing.

Total Estimated Cost: \$3,492.44



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:			
Property address:		658 North 2nd Street, Fort Pierce, FL 34950	
Owner(s) of record:		The Estate of Dennis J. Horvath c/o David N. Sowerby, Esq.	
Mailing address:		2940 South 25th Street, Fort Pierce, FL 34981	
Property tax ID #:		2403-801-0006-000/4	
Original purchase date:		October 3, 2011	Original purchase price: \$230,000.00
Other Information:		<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale
		<input type="checkbox"/> Adjoining Property Owner	
Property is used for:		<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family
		<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
		<input type="checkbox"/> Vacant Lot	
Name of person requesting reduction:		Janet J. Power	Relationship to owner(s): Personal Representative of Estate
Telephone #:		c/o David N. Sowerby 772-464-7900	Mobile phone #: N/A
E-mail:		dsowerby@melvillesowerby.com	Preferred contact method: E-Mail
What are owner(s) intentions for property:		Continued Operation as a Restaurant	
Amount of Fine:		Date Fine Initiated:	October 22, 2012
Are there current code violations?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
		Explain: (please attached notice)	
Is a lien filed against the property?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
		If yes, what is the lien amount?	
Is property listed for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
		If yes, what is listing price?	
Is property under contract for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
		If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 27,200.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 27,200.00

DOLLAR AMOUNT I AGREE TO PAY \$ - 0 -

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

*Janet J. Power*  
(Signature of Owner or Representative)

Janet J. Power  
(Printed Name)



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, JANET J. POWER, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

SEE ATTACHED

Multiple horizontal lines for handwritten text.

Date: 10/9/14

Signed: Janet J. Power

Print Name: Janet J. Power, as Personal Representative of the Estate of Dennis J. Horvath

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Janet J. Power who acknowledged before me that the information contained herein is true and correct. ~~He~~ She is ~~not~~ personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 9th day of October, 2014.



Cynthia M. Sowerby  
Notary Public, State of Florida

The Code Enforcement Fines are the unfortunate result of miscommunications between Dennis Horvath, (who is now deceased), his engineer, and City personnel.

Dennis was under the impression that it was a condition precedent to obtaining the permits required to open his business that he commit to paving the adjacent parking lot. The estimated expense (inclusive of permitting, engineering and construction costs), was approximately \$130,000 and was an unexpected expenditure which exceeded his available funds. Unfortunately, what was not communicated to Dennis was the availability of two less expensive alternatives.

On April 14<sup>th</sup> of this year, there was a meeting attended by Dennis, his attorney, Steve McCain, representatives from the several City Departments, and representatives of the new tenants. What came to light at that meeting was:

- Only 9 parking spaces were required, and thus only approximately ¼ of the parking lot required paving; and
- The City has a mitigation program which allowed Dennis to meet his parking requirements upon payment of \$1,000 per parking space (exclusive of one handicap parking space which must be paved and remain on the premise).

When inquiry was made at the meeting about the steps necessary to stop the daily accrual of the fine, Dennis was informed that the fine was the result of the additional millings he had spread on the parking lot, and not because of his failure to pave the parking lot.

At the outset, Dennis had the present ability to pay the mitigation fee (or pave ¼ of the parking lot) and to remove the millings. Had he been aware of the alternatives, the fines never would have occurred.

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

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**Information**

**SUBJECT:**

13-1201	2610 Sunrise Blvd	Oneschuk, Jayson	Peggy Arraiz	
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**CASE INFORMATION:**

Case Initiated:	July 26, 2013	Type of Presentation:	Lien Reduction	
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**OWNER:**

<b>PRIOR OWNER:</b> Jorge A. & Juanna A. Palacios 2610 Sunrise Blvd Fort Pierce, FL	<b>CURRENT OWNER:</b> Jayson Oneschuk Carr Investment Property, Inc. 521 South Andrew Ave #7 Ft Lauderdale, FL 33301
--	--

**VIOLATIONS:**

**Section: 5-369 Vacant Buildings**

Vacated buildings must remain safe, secure, clean and sanitary. All openings, including doors and windows shall be provided with painted exterior-grade plywood, matched in color to the building, unless the same are provided with awnings, storm panels, or other similar commercially available products installed in a workmanlike manner.

**FINDINGS/ORDER:**

On 10/26/2013, the Special Magistrate found the owners in violation. Zero (0) days were granted to correct the violation and a fine of \$100 per day was to begin accruing immediately until the property was brought into compliance.

**ACTION DATES:**

- 10/16/2013 - Fines began to accrue.
- 01/29/2014 - Order Assessing Fine and Imposing Lien recorded.
- 10/01/2014 - Violation corrected / Property in compliance. Fine stopped.

**RECOMMENDATION:**

Amount of Lien is \$35,040.00. Staff recommends accepting the requesting party's offer of \$3,504.00 (10% of lien).

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**Attachments**

Request for reduction

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/29/2014

Started On: 10/29/2014 01:12 PM



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR A WAIVER LOT CLEARING / DEMOLITION LIENS

Property address:		2610 Sunrise Blvd			
Owner(s) of record:		Carri Investment Properties Inc gskbster			
Mailing address:		521 South Andrews Ave #7 Fort Lauderdale FL			
Property tax ID #:		2421-500-0041-000/3			
Original purchase date:		Sept 23 2014	Original purchase price:		\$ 11100.00
Other Information:		<input type="checkbox"/> Inherited Property	<input checked="" type="checkbox"/> Purchased at Tax Sale		<input type="checkbox"/> Adjoining Property Owner
Property is used for:		<input checked="" 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 waiver:		Jayson Oreschuk	Relationship to owner(s):		None
Telephone #:		954-214-7948	Mobile phone #:		954-214-7948
E-mail:		andrewscapitalcorp@comcast.net	Preferred contact method:		Phone / email
What are owner(s) intentions for property:		rent			
Are there current code violations?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is a lien filed against the property?		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	
Is property listed for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?	

City incurred charges (lot clearing, demolition, etc)	\$ <del>1250</del> 626.63
Administrative fees	\$ 500 <sup>00</sup>
Interest	\$ 103.29
Penalties	\$ 20.95
<b>TOTAL AMOUNT DUE TO CITY</b>	<b>\$ 1250<sup>87</sup></b>
<b>DOLLAR AMOUNT REQUESTING TO BE WAIVED</b>	<b>\$ 624.24</b>
<b>DOLLAR AMOUNT I AGREE TO PAY</b>	<b>\$ 626.63</b>

If the city waives any fees, interest, penalties or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Commission's decision unless an alternate time frame is specified in the motion.

\_\_\_\_\_  
 (Signature of Owner or Representative)

Jayson Oreschuk  
 (Printed Name)



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

#### INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 2610 Sunrise blvd Ft Pierce FL  
Property Owner: Car Investment Partners inc a trustee  
Mailing Address: 521 South Andrews Ave #7 Ft Lauderdale FL  
Telephone #: 954-214-7948 Cell Phone #: 954-214-7948 33301  
E-Mail Address: andrews capital corp@comcast.net

Is the property in compliance? Yes If no, please explain \_\_\_\_\_



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Jayson Oreschuk, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I purchased the property as an investor to bring the property into compliance and make the property an attractive working part of the community. Thank you for your time and I look forward to future business with your City.

Date: Oct 7 2014

Signed: [Signature]  
Print Name: Jayson Oreschuk

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jayson Oreschuk who acknowledged before me that the information contained herein is true and correct. (He) She is not personally known to me and has produced FL DL 0522-436-70-376-0 as identification.

SWORN TO AND SUBSCRIBED before me this 7th day of October, 2014.



Colleen Greer  
Notary Public, State of Florida

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

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**Information**

**SUBJECT:**

12-0490	436 N 7th Street	Beausejour, Pegue	Peggy Arraiz	
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**CASE INFORMATION:**

Case Initiated:	March 30, 2012	Type of Presentation:	Lien Reduction	
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**OWNER:**

<b>OWNER:</b> Pegue Beausejour 436 N 7th Street Ft. Pierce, FL 34950	<b>REQUESTED BY:</b> Cindi O'Connell 420 N 2nd Street Ft. Pierce, FL 34950	
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**VIOLATIONS:**

**Section: 22-187 (13) Landscape Maintenance**

Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris, in conformity with the following requirements:

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.

**Section: 22-67 (E)(5) Outside Storage-Commercial**

Materials for commercial and industrial uses shall be screened with a sight obscuring fence or wall. For the fences and walls constructed generally parallel to the public right-of-way, there shall be at least one shrub, bush or vine planted every five (5) feet.

**FINDINGS/ORDER:**

On September 5, 2012, the Special Magistrate found the owners in violation. Forty-five (45) days were granted to correct the violation and failure to do so would result in a fine of \$250.00 per day until complied.

**ACTION DATES:**

- 11/07/2012 - Fines began to accrue.
- 01/17/2013 - Order Assessing Fine and Imposing Lien recorded.
- 10/23/2014 - Violations corrected / Property in compliance. Fine stopped.

**RECOMMENDATION:**

Amount of Lien - \$178,750.00. Recommendation to be made at hearing.

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## Attachments

Tax Card

Reduction Request

Estimated Admin Costs

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## Form Review

Form Started By: Collen Greer

Final Approval Date: 10/30/2014

Started On: 10/30/2014 01:25 PM

**PROPERTY RECORD CARD**

Pegue Beaucejour Record: 1 of 1

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

**Property Identification**

Site Address: 436 N 7th St ParcelID: 2410-603-0028-000-8  
 Sec/Town/Range: 10 :35S :40E Account #: 23309  
 Map ID: 24/10N Use Type: STOR-1STR  
 Zoning: C3 City/Cnty: Fort Pierce



**Ownership and Mailing**

Owner: Pegue Beaucejour  
 Address: 438 N 7th St  
 Fort Pierce FL 34950-2972

**Legal Description**

PLAT OF A C DITTMAR'S RE-S/D BLK19 S 85 FT OF LOTS 1, 2, 3 AND 4-LESS ST- (MAP 24/10C) (OR 3056-343)

**Sales Information**

Date	Price	Code	Deed
1/30/2009	100	0311	QC
11/1/2000	105000	02	WD
1/3/1990	100	01	QC
1/3/1990	100	01	QC

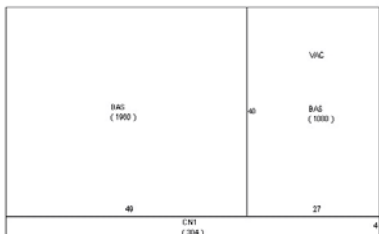
**Assessment 2014**

2014 TRIM: 92300  
 Assessed: 92300  
 Ag.Credit: 0  
 Exempt:  
 Taxable:  
 Taxes: 2476.68

**Total Land and Building**

Land Value: 26500 Acres: 0.38  
 Building Value: 65800  
 Finished Area: 3040 SqFt

**BUILDING INFORMATION**



**Exterior Features**

View: - RoofCover: TG - Tar & Gravel RoofStruct: FS - Flat/Shed  
 ExtType: STRL - STORE LOW YearBlt: 1963 Frame: -  
 Grade: Y\_D+ - Commer D+ EffYrBlt: 1963 PrimeWall: BP - Conc Block  
 StoryHght: 0010 - 1 Story No.Units: 3 SecWall: -

**Interior Features**

BedRooms: 0 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall  
 FullBath: 0 HeatType: FHA - FrcdHotAir AvgHt/FI:  
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: CG - CONC GRD  
 %A/C: 100 %Heated: 100 %Sprinkled: 0

**Special Features and Yard Items**

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
ASP2 - ASP2 LOW	Y	1	1000	AV	AV	1970	1	1100-STOR-1STR	205 -Sq Feet	16575	
FEN6 - CHAINLINK 6'	Y	1	185	AV	AV	1976					

**Land Information**

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	10/29/2014		
Property address:	436 N 7th St Ft Pierce, FL 34950		
Owner(s) of record:	Beausejour, Pegue		
Mailing address:	5052 Mellennia Blvd#201, Orlando, FL 32839 <del>SEND ALL CORRESPONDENCE TO AGENT CYNTHIA O'CONNELL @ 420 N 2ND STREET, FORT PIERCE, FL 34950</del>		
Property tax ID #:	2410-603-0028-000/8		
Original purchase date:	11/1/2000	Original purchase price:	105,000.00
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Cynthia & Timothy J. O'Connell	Relationship to owner(s):	NONE We are the new buyers
Telephone #:	772-924-2911	Mobile phone #:	772-332-8881
E-mail:	CindiLOConnell@gmail.com	Preferred contact method:	Call
What are owner(s) intentions for property:	Clean it up, landscape, paint and bring nice curb appeal. We have a local company looking to expand and rent space. We have cleaned up several blighted properties in St Lucie county.		
Amount of Fine:	178,750.00	Date Fine Initiated:	11-7-12 10/23/2014
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice) If yes, click to type explanation	
Is a lien filed against the property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	178,750.00
Is property listed for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is listing price?	140,000.00
Is property under contract for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	65,000.00

AMOUNT OF FINE / LIEN

\$ 178,750.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 177,750.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

*Cynthia O'Connell + Timothy J. O'Connell*  
(Signature of Owner or Representative)

Cynthia O'Connell, Agent/Buyer  
(Printed Name) Tim O'Connell



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR REDUCTION OF PENALTY

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#### INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 436 N 7<sup>nd</sup> Street, Ft Pierce, FL 34950

Property Owner: Pegue Beausejour

Mailing Address: 5052 Millennia Blvd#201, Orlando FL 32839 SEND ALL  
CORRESPONDENCE TO Agent 420 N 2<sup>nd</sup> St, Ft Pierce, FL 34950

Telephone #: Seller Agent (772) 579-6698 Cell Phone #: Buyer Agent (772) 924-2911

E-Mail Address: [CindiLOConnell@gmail.com](mailto:CindiLOConnell@gmail.com) and/or [MrsMya@Aol.com](mailto:MrsMya@Aol.com)

Is the property in compliance? yes If no, please explain \_\_\_\_\_

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# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Cynthia & Timothy O'Connell, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Hi, We are buying this property to fix up and hold for long term. The current owner does NOT live in the area and we have a bit of a language barrier. We have personally cleaned up the property to bring it up to compliance because the owner has had a difficult time finding a local worker. Tim & I have fixed up + improved many properties in the area. We are ready, willing and able to make this one beautiful again. The property needs extensive repair. That combined with the sales price means we are over the fair market value. We are investors and we actually ENJOY improving our community but we cannot lose money doing so. We already have one local business looking to expand + rent space. We are also looking into working with a non-profit that helps people become entrepreneurs. This property is located in an area that needs help.

Please help us to improve our neighborhoods by approving this Petition.

Date: 10-30-14

Signed: Cynthia O'Connell  
Print Name: Cynthia O'Connell

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Cynthia O'Connell who acknowledged before me that the information contained herein is true and correct. He (She) is not personally known to me and has produced FL DRIVER'S license 0254-112-70-623-0 as identification.

SWORN TO AND SUBSCRIBED before me this 30th day of October, 2014.



COLLEEN GREER  
MY COMMISSION # EE 216024  
EXPIRES: November 13, 2016  
Bonded Thru Budget Notary Services

Colleen Greer  
Notary Public, State of Florida

# Administrative Cost Estimator

10/30/2014

Property Address: 436 N 7th Street

Date case originated: 3/30/2012

Date case complied: 10/23/2014

Total time: 31 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.44	<u>10</u>	\$4.40
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Certified Mail:	\$5.10	<u>3</u>	\$15.30
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>31</u>	\$1,550.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>1</u>	\$250.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing.

Total Estimated Cost: \$2,511.70

**Special Magistrate Blandino**

**Meeting Date:** 11/05/2014

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**Information**

**SUBJECT:**

08-2773	1112 Trinidad Ave	Deutsche Bank Nat'l Trust	Peggy Arraiz	
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**CASE INFORMATION:**

Motion to Vacate Order Assessing Fine and Imposing Lien that was imposed in error again Deutsche Bank Nat'l Trust.

**OWNER:**

<b>CURRENT OWNER:</b> Deutsche Bank Nat'l Trust Co PO Box 25018 Tampa, FL 33622	<b>PRIOR OWNER:</b> William & Laura Tisdale ?1112 Trinidad Ave Fort Pierce, FL 34982	
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**VIOLATIONS:**

- **Section: 22-187 (13)(B) Landscape Maintenance**
- **Section: 16-25 (C) Responsibility for Containers**
- **Section: 5-368 Property Maintenance**

**FINDINGS/ORDER:**

On April 1, 2009, the Special Magistrate entered an Order Imposing Fine and Assessing Lien against Deutsche Bank Nat'l Trust Co due to an inadvertent clerical error. The order should have been entered against the violator and prior owner, William & Laura Tisdale.

**ACTION DATES:**

N/A

**RECOMMENDATION:**

Approve the Department's Motion to Vacate Order Assessing Fine and Imposing Lien.

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 10/30/2014

Started On: 10/29/2014 04:22 PM