

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 16, 2015 - 9:00 AM.

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.	12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
2.	12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
3.	15-0248	508 N 14th Street	XJD LLC	Shaun Coss
4.	15-0523	202 Dundas Court	Mackey, Damion	Shaun Coss
5.	15-0728	1208 Avenue I	13th St Church of God Inc	Shaun Coss
6.	15-0729	802 N 25th Street	Hall, Christopher	Shaun Coss
7.	15-0737	5205 & 5221 Okeechobee Rd	Public Storage Inc	Shaun Coss

8.	15-0779	1610 N 25th Street	Probate Properties LLC 1610 Development LLC	Terry Denmark
9.	15-0780	1608 N 25th Street	Probate Properties LLC	Terry Denmark
10.	15-0814	2504 Avenue G	New Covenant Prayer Ctr	Terry Denmark
11.	15-0907	1011 Antilles Avenue	Covarrubias, Juan	Janey Vanderhorst
12.	15-0997	808 N 17th St Unit A&B	Patil, Darshan	Shaun Coss
13.	15-0908	1411 N 25th Street Apt 1-6	NH AND HM INC	Shaun Coss
14.	15-0992	508 Holly Avenue	Martin County Properties LLC	Terry Denmark
15.	15-0776	309 N 23rd Street	Brown, Jacqueline	Terry Denmark

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

1.	15-0105	2909 Sunrise Boulevard	Shotto, Patricia	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

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.

Special Magistrate Ross Hearing

4. 1.

Meeting Date: 09/16/2015

Re: Case #12-1722 - 204 Dundas Court

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 8, 2012	Type of Presentation:	Regular
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OWNER:

OWNER: Damion Mackey 133 N 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 304.13 Window & Door Frames**
- IPMC 603.1 Mechanical Equipment**
- IPMC 304.14 Insect Screens**
- IPMC 304.18.1 Building Security-Doors**
- IPMC 305.4 Walking Surfaces**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**

CORRECTIVE ACTIONS:

1. The City is performing an audit on unresolved violations. The previous owner was notified of these violations on October 8, 2012. Permit 12-2214 was obtained to correct some of these issues; however the contractor allowed the permit to expire without obtaining required inspections. To bring this unit into compliance, you must renew the permit and call in for required inspections.
2. Once the permit has been properly closed out, contact the Investigator so that he can verify that the following has been completed:
 - a. Windows, doors and frames must be kept in sound condition.
 - b. Repair or replace all window screens.
 - c. The rear door needs to be repaired or replaced.
 - d. The water heater was improperly installed including the wiring, pans, T & P valve and down pipe not being installed

correctly.
e. All lighting and electrical equipment shall be installed and maintained in a safe and approved manner.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 09/04/2015

Started On: 08/26/2015 08:09 AM

Special Magistrate Ross Hearing

4. 2.

Meeting Date: 09/16/2015

Re: Case #12-1723 - 206 Dundas Court

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 8, 2012	Type of Presentation:	Regular
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OWNER:

OWNER: Damion Mackey 133 N 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 304.13 Window & Door Frames**
- IPMC 305.3 Interior Surfaces**
- IPMC 603.1 Mechanical Equipment**

CORRECTIVE ACTIONS:

1. The City is performing an audit on unresolved violations. The previous owner was notified of these violations on October 8, 2012. Permit 12-2212 was obtained to correct some of these issues, however the contractor allowed the permit to expire without obtaining required inspections. To bring this unit into compliance, you must renew the permit and call in for required inspections.
2. Once the permit has been properly closed out, contact the investigator so that he can verify that the following has been completed:
 - a. Windows must be operable for egress and window glazing has been repaired.
 - b. The water heater was improperly installed including the wiring, pans, T&P valve and down pipe not being installed correctly.
 - c. Repair holes in the kitchen walls.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 09/04/2015

Started On: 08/25/2015 04:21 PM

Special Magistrate Ross Hearing

4. 3.

Meeting Date: 09/16/2015

Re: Case #15-0248 - 508 N 14th Street

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0248	508 N 14th Street	XJD LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 17, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: XJD LLC 1528 SW Abingdon Avenue Port St. Lucie, FL 34953	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1-105.1 Permit Required

CORRECTIVE ACTIONS:

1. Interior remodeling including but not limited to electrical and plumbing work has started without permits. Obtain a permit for work that has been done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow
Final Approval Date: 08/25/2015

Started On: 08/17/2015 12:19 PM

Special Magistrate Ross Hearing

4. 4.

Meeting Date: 09/16/2015

Re: Case #15-0523 - 202 Dundas Court

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0523	202 Dundas Court	Mackey, Damion	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 26, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Damion Mackey 133 N. 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.5 Foundation Walls**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 305.2 Structural Members**
- IPMC 502.1 Required Facilities**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. This notice has been revised to incorporate unresolved issues that the owner was notified of in 2012. Permit 12-1384 was obtained to correct some of these issues; however, the contractor allowed the permit to expire without obtaining required inspections. Since the permit has expired more work has been done which was done without a valid permit. To bring this unit into compliance, you must renew the permit and call in for required inspections.
2. Once the permits have been properly closed out, contact the Investigator so that he can verify that the following has been completed:
 - a. Repair the deteriorating foundation.
 - b. Repair the front porch.
 - c. Repair the rotten floor in the bathroom
 - d. Replace the toilet, sink and tub.

- e. The range and range outlet is unsafe
- f. Install smoke detectors as required.
- g. Obtain permits for all work, including but not limited to, windows replaced, sub-floor being replaced, plumbing alterations, and electrical alterations.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 09/04/2015

Started On: 08/26/2015 08:29 AM

Special Magistrate Ross Hearing

4. 5.

Meeting Date: 09/16/2015

Re: Case #15-0728 - 1208 Avenue I

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0728	1208 Avenue I	13th St Church of God Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 12, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: 13th Street Church of God Inc 1902 N 13th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 402.3 Light-Other Spaces**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.3 Luminaries**

CORRECTIVE ACTIONS:

1. The structure must have working heat.
2. An electric panel has been installed without proper permits. Obtain permits for work that has been done.
3. Properly cap off all exposed electrical wiring.
4. Lighting must be provided in common halls.
5. Install missing faceplates and light coverings.
6. Repair all holes in the interior walls and ceiling.
7. Repair all roof leaks.
8. Repair all broken windows.
9. Repair the damaged fascia where it is rotten or was damaged by the installation of the new electric panel.
10. The toilets do not drain properly and one of the residents indicated that sewage

occasionally backs up onto the ground. It appears that the clean out cap is not securely in place. Inspect the system and make any necessary repairs.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 08/25/2015

Started On: 08/17/2015 02:14 PM

Special Magistrate Ross Hearing

4. 6.

Meeting Date: 09/16/2015

Re: Case #15-0729 - 802 N 25th Street

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0729	802 N 25th Street	Hall, Christopher	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 12, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Christopher Hall 1509 N 24th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.4 Wiring**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. All units must have smoke detectors.
2. A water heater was installed without permits. Obtain permits for work that was done.
3. Repair all roof leaks.
4. Repair all wall damage caused by the roof leak.
5. The roof top air conditioning unit was installed without permits and was not installed properly. Obtain a permit and make all necessary corrections.
6. Flexible electric cords cannot be run through the walls.
7. It appears that wiring has been altered without permits and is not installed to code. Obtain a permit for all work that was done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 08/25/2015

Started On: 08/17/2015 12:46 PM

Special Magistrate Ross Hearing

4. 7.

Meeting Date: 09/16/2015

Re: Case #15-0737 - 5205 & 5221 Okeechobee Road

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0737	5205 & 5221 Okeechobee Rd	Public Storage Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 13, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Public Storage Inc. Dept Pt Fl 20216 PO Box 25025 Glendale, CA 91221	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Plumbing alterations have been made in the units above including bathroom repairs, addition of washing machines and washing stations. Obtain a permit for work that has been done.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow
Final Approval Date: 08/25/2015

Started On: 08/17/2015 12:37 PM

Special Magistrate Ross Hearing

4. 8.

Meeting Date: 09/16/2015

Re: Case # 15-0779 - 1610 N 25th Street

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

Information

SUBJECT:

15-0779	1610 N 25th Street	Probate Properties LLC 1610 Development LLC	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 27, 2015	Type of Presentation:	Regular
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OWNER:

<p>OWNER: Probate Properties LLC 1610 Development LLC 4491 Stirling Road. Davie, FL 33312</p>	<p>OCCUPIED BY: Shaquelle M Ryals 1610 N 25th Street Apt. 8 Ft. Pierce, FL 34947</p> <p>Sybill M Horne 1610 N 25th Street Apt. 11 Ft. Pierce, FL 34947</p> <p>Janet Gaines 1610 N 25th Street Apt. 3 Ft. Pierce, FL 34947</p> <p>Phylicia N Perry 1610 N 25th Street Apt. 4 Ft. Pierce, FL 34947</p> <p>Shirley M Bateman 1610 N 25th Street Apt. 7 Ft. Pierce, FL 34947</p> <p>Keyuna M Mobley 1610 N 25th Street Apt. 12 Ft. Pierce, FL 34947</p>
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all trash, debris, garbage, rubbish, tires, coolers, concrete blocks, and all other miscellaneous non-outdoor items from the parking area and yard. All non-outdoor items must be kept indoors.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 08/25/2015

Started On: 08/12/2015 12:27 PM

Special Magistrate Ross Hearing

4. 9.

Meeting Date: 09/16/2015

Re: Case # 15-0780 - 1608 N 25th Street

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

Information

SUBJECT:

15-0780	1608 N 25th Street	Probate Properties LLC	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 27, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Probate Properties LLC 4491 Stirling Road #201 Davie, FL 33312-0000	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please repair or replace damaged fence. All fencing must be kept in good repair. This may require a building permit. You may contact the City of Fort Pierce Building Department at 772-467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark

Started On: 08/12/2015 03:34 PM

Final Approval Date: 08/25/2015

Special Magistrate Ross Hearing**4. 10.****Meeting Date:** 09/16/2015**Re:** Case # 15-0814 - 2504 Avenue G**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0814	2504 Avenue G	New Covenant Prayer Ctr	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 29, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: New Covenant Prayer Center PO Box 2937 Ft. Pierce, FL 34954-2937	OCCUPIED BY: Bishop S. Fisher 1304 N 20th Street Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage****CORRECTIVE ACTIONS:**

1. Please remove all wood, construction materials, trash, and all other debris from property. All materials must be stored in an enclosed area.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 09/11/2015

Started On: 08/12/2015 04:03 PM

Special Magistrate Ross Hearing

4. 11.

Meeting Date: 09/16/2015

Re: Case #15-907 - 1011 Antilles Avenue

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

Information

SUBJECT:

15-0907	1011 Antilles Avenue	Covarrubias, Juan	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	June 16, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Juan M Covarrubias 1011 Antilles Avenue Ft Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Fence needs to be repaired and painted. A permit might be required, if you have any questions, contact the Building Department at 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$20.00 per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 08/25/2015

Started On: 07/27/2015 03:31 PM

Special Magistrate Ross Hearing

4. 12.

Meeting Date: 09/16/2015

Re: Case #15-0997 - 808 N 17th Street Units A&B

Submitted For: Shaun Coss, Building Department Investigator, Building

Information

SUBJECT:

15-0997	808 N 17th St Unit A&B	Patil, Darshan	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 25, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Darshan Patil 871 NE 207th Lane Apt 201 Miami Beach, FL 33179	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.13 Window & Door Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 304.18.1 Building Security-Doors**
- IPMC 403.2 Bathrooms and Toilet Rooms Ventilation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.1 Fire Protection Systems**

CORRECTIVE ACTIONS:

1. The front building has been converted into a duplex without permits. The property appraiser has 2 total units on this property and there are currently 3 units on the property. Obtain permits for the conversion or to convert the property back to its original state.
2. Install working smoke alarms as required.
3. Heat must be provided in the units.
4. Repair or replace all broken windows.
5. All windows must be able to open.
6. Repair or replace all broken exterior doors. Repair all door hardware.
7. Repair the electrical systems; there are several receptacles and switches not working properly.
8. Repair all holes in the interior walls.
9. Repair all kitchen faucets.
10. Install missing faceplates over all electrical receptacles.
11. Privacy locks must be installed on the bathroom doors.
12. Doors have been taken off of the uninhabitable area in the rear of the units. These units should be separated to prevent entry of rodents and to provide energy efficiency.
13. A gas hook-up has been installed in one of the units without permits. Remove the gas supply or obtain a permit.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 08/25/2015

Started On: 08/17/2015 01:57 PM

Special Magistrate Ross Hearing**4. 13.****Meeting Date:** 09/16/2015**Re:** Case #15-0908 - 1411 N 25th Street Apt 1-6**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0908	1411 N 25th Street Apt 1-6	NH AND HM INC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 17, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: NH AND HM INC 6980 NW Denargo Street Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Windows and doors as well as plumbing work was done without a permit. Obtain permits for work that has been done.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow
Final Approval Date: 09/04/2015

Started On: 08/25/2015 04:15 PM

Special Magistrate Ross Hearing

4. 14.

Meeting Date: 09/16/2015

Re: Case # 15-0992 - 508 Holly Avenue

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

Information

SUBJECT:

15-0992	508 Holly Avenue	Martin County Properties LLC	Terry Denmark
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CASE INFORMATION:

Case Initiated:	June 24, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Martin County Properties LLC 265 Bermuda Beach Drive Ft. Pierce, FL 34949	OCCUPIED BY: Yenni Rubio 508 Holly Avenue B Ft. Pierce, FL 34950
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VIOLATIONS:

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

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

CORRECTIVE ACTIONS:

1. Please mow lawn and conduct other landscape maintenance as required.
2. Please remove non-operable vehicle from property or otherwise make vehicle operable.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 08/25/2015

Started On: 08/17/2015 10:52 AM

Special Magistrate Ross Hearing

4. 15.

Meeting Date: 09/16/2015

Re: Case #15-0776 - 309 N 23rd Street

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

Information

SUBJECT:

15-0776	309 N 23rd Street	Brown, Jacqueline	Terry Denmark
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CASE INFORMATION:

Case Initiated:	May 27, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Jacqueline Brown 309 N 23rd Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all appliances, tarps, jugs, buckets, trash, debris and all other miscellaneous items from yard and porch. All non-outdoor items must be stored in an enclosed area.

RECOMMENDATION:

1. The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 08/25/2015

Started On: 08/12/2015 11:47 AM

Information

SUBJECT:

15-0105	2909 Sunrise Boulevard	Shotto, Patricia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 14, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Patricia Shotto 709 Emil Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

FINDINGS/ORDER:

May 20, 2015 Special Magistrate Ross found the owner in violation and gave her 60 days to revise and apply for permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. May 22, 2015 an inspection was made, violation(s) were not in compliance, fines began.
2. August 4, 2015 received letter from Patricia Shotto requesting a Massey hearing.

RECOMMENDATION:

Balance as of 7/28/15 to date \$2,120.00 accumulating daily at \$100.00.
To be determined.

Attachments

Request
Tax Card
3 Criteria

Form Review

Aug. 4, 2015

To Whom it may Concern:

Re: 2909 Sunrise Blvd.
H. Pierce, Fl. 34982

RECEIVED
AUG 11 2015
Building Department

I recently received this letter (cc) in regards to my property.

I am responding to you to hopefully get some things straightened out.

I thought I had to the end of July to get my permits for the windows; I should of read the notice a little closer, when I went into the office at City Hall on July 30, 2015 I found out the codes have now changed on the windows as of June 30, 2015.

I was trying to get enough money together for the door and now I have to replace 2 windows and a sliding glass door.

This work was done before I

bought the house and I am having to make it right. Which I will and I have already got the revised permits filed for.

The windows are very expensive and I can only do what I can do for them. I do not have any credit card to put them on they will all be paid for by cash. So that makes it hard. The windows and door will cost me 1200.- and that's not including the permitting and supplies to fix this.

When I look at the windows they are just like my neighbors. But I have to replace mine. Which I am pressed to do.

I have been in the office there and at the special magistrates meetings and I'm trying to do what I can.

I am asking The Bed. dept
to please excuse me and take
the fines off me, as I was
not aware of the Charges starting
in July. I think I should at
least get that. I am doing
as much as I can, and this is
not something I can afford
I am a single woman, head of
household and just barely
making my bills - So I
am just asking for you to
please take the fines away.

Thank you

me Patrice Prothro

Property Identification

Site Address: 2909
SUNRISE BLVD
Map ID: 24/21S

Parcel ID: 2421-802-0106-
000-4
Zoning: R2

Account #: 29681
Use Type: 0100

Sec/Town/Range:
21/35S/40E
Jurisdiction: Fort Pierce

Ownership

Patricia Shotto
2909 Sunrise BLVD
Fort Pierce, FL 34982

Legal Description

MARAVILLA PLAZA BLK 9 LOT 3 AND E 7.5 FT OF VAC
ALLEY ADJ ON W (OR 3643-984)

Current Values

Just/Market: \$43,000 Assessed: \$43,000
Exemptions: \$25,000 Taxable: \$18,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$43,000	\$43,000	\$25,000	\$18,000
2014	\$28,100	\$28,100	\$0	\$28,100
2013	\$45,700	\$45,700	\$0	\$45,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-16-2014	3643 / 0984	0001	WD	Morais, Alberto	\$70,000
06-04-2013	3535 / 2082	0112	SP	Federal National Mortgage Assoc,	\$27,500
05-14-2013	3535 / 2081	0112	SP	Wells Fargo Bank NA,	\$100

Primary Building Information

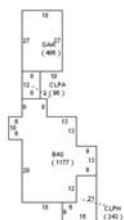
Finished Area of this building: 1,177 SF
Gross Area of this building: 2,002 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: HD+
Year Built: 1925	Frame:	Grade: D+	Effective Year: 1965
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	1,177
Gross Area (SF):	2,002
Land Size (acres):	0.4
Land Size (SF):	17,538
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0105

Date: 9-16-15

1.) The gravity or seriousness of the violation:	Moderate
2) Any and all actions taken by the violator to correct the violations; OR	None, as of today, 8-19-15.
3) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	None