

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 16, 2016 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

4. **PUBLIC HEARINGS - VIOLATION CASES**

A.	15-1010	1009 Delaware Avenue	Mangroo, Vandana & Feldkamp, Joseph	Shaun Coss
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B.	15-1027	1308 N 29th Street	Darden, Fannie L	Shaun Coss
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C.	15-1434	1809 Linwood Avenue	Berilus, Anne Marie	Janey Vanderhorst
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D.	15-1509	1610 N 25th Street #9	26 Investment LLC	Shaun Coss
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E.	15-1511	1610 N 25th Street #8	26 Investment LLC	Shaun Coss
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F.	15-1513	1610 N 25th Street	26 Investment LLC	Shaun Coss
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G.	15-1542	2206 Avenue N	Anglin, Alaric	Shaun Coss
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H.	15-1683	2607 Oleander Avenue	Carlson Family LLC	Janey Vanderhorst
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	14-0343	1002 Nebraska Avenue	Salinas, Maria L	Andy Avery
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

7. **REQUEST FOR EXTENSION OF TIME**

A. 

15-0248	508 N 14th Street	XJD LLC	Shaun Coss
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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. A.****Meeting Date:** 03/16/2016**Re:** Case # 15-1010 - 1009 Delaware Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1010	1009 Delaware Avenue	Mangroo, Vandana & Feldkamp, Joseph	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 30, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: Vandana Mangroo & Joseph Feldkamp 279 NW 2nd Avenue Delray Beach, FL 33444	OCCUPIED BY:
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**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Interior demolition/remodeling is taking place without any permits. All work being performed must cease immediately until the proper permits have been obtained.

**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: 03/10/2016

Started On: 02/11/2016 03:36 PM

**Special Magistrate Ross Hearing****4. B.****Meeting Date:** 03/16/2016**Re:** Case # 15-1027 - 1308 N 29th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

15-1027	1308 N 29th Street	Darden, Fannie L	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 6, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: Fannie L Darden 1308 N 29th Street Ft. Pierce, FL 34947	OCCUPIED BY:
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**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Two entry doors have been installed without a permit. 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 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

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**Form Review**

Form Started By: Mechelle Arbuzow  
Final Approval Date: 03/10/2016

Started On: 02/11/2016 03:28 PM

**Special Magistrate Ross Hearing****4. C.****Meeting Date:** 03/16/2016**Re:** Case # 15-1434 - 1809 Linwood Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

15-1434	1809 Linwood Avenue	Berilus, Anne Marie	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	15-1434	Type of Presentation:	Regular
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**OWNER:**

OWNER: Anne Marie Berilus 1809 Linwood Avenue Ft Pierce, FL 34982	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 miscellaneous items that are being stored in carport and throughout yard. They need to be placed in a shed or enclosed garage.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$25.00 per day be assessed.

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**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 03/10/2016

Started On: 02/10/2016 12:52 PM

**Special Magistrate Ross Hearing****4. D.****Meeting Date:** 03/16/2016**Re:** Case # 15-1509 - 1610 N 25th Street #9**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1509	1610 N 25th Street #9	26 Investment LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 3, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	OCCUPIED BY:
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**VIOLATIONS:****Section(s): 5-1.101.2.1 Unsafe Building****IPMC 108.1.1 Unsafe Structure****IPMC 304.13 Window & Door Frames****IPMC 304.18 Building Security****IPMC 504.1 Plumbing Fixtures****IPMC 605.2 Electrical Receptacles****IPMC 603.1 Mechanical Equipment****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. Install all missing smoke alarms. Repair all damaged smoke alarms.
2. Repair or replace damaged or missing weather stripping around the doors.
3. Locks to the unit should be unique to each unit to provide security to each occupant and their property.
4. Repair the handle on the sink faucet.
5. Repair or replace the damaged GFI outlet and switch.
6. Repair the damaged air return grille.

**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 Started By: Mechelle Arbuzow  
Final Approval Date: 03/10/2016

Started On: 02/11/2016 03:48 PM

**Special Magistrate Ross Hearing****4. E.****Meeting Date:** 03/16/2016**Re:** Case # 15-1511 - 1610 N 25th Street #8**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1511	1610 N 25th Street #8	26 Investment LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 3, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	OCCUPIED BY:
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**VIOLATIONS:****Section(s): 5-1.101.2.1 Unsafe Building****IPMC 108.1.1 Unsafe Structure****IPMC 304.13 Window & Door Frames****IPMC 304.18 Building Security****IPMC 506.2 Sanitary Drainage System Maintenance****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. Install all missing smoke alarms. Repair or replace all damaged smoke alarms.
2. Repair or replace damaged or missing weather stripping around the doors.
3. Locks to the unit should be unique to each unit to provide security to each occupant and their property.
4. Repair or replace the broken window.
5. Repair the door frame.
6. Replace the missing tiles in the shower which is causing water damage to the walls.
7. The sink is clogged, make all necessary repairs.
8. Ensure that the wall around the floor is sealed to prevent entry of insects.

**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 Started By: Mechelle Arbuzow  
Final Approval Date: 03/10/2016

Started On: 02/11/2016 03:55 PM

**Special Magistrate Ross Hearing****4. F.****Meeting Date:** 03/16/2016**Re:** Case # 15-1513 - 1610 N 25th Street #7**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

15-1513	1610 N 25th Street	26 Investment LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 3, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	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 108.1.3 Structure Unfit for Human Occupancy****IPMC 304.18 Building Security****IPMC 304.13 Window & Door Frames****IPMC 305.3 Interior Surfaces****IPMC 504.1 Plumbing Fixtures****IPMC 605.2 Electrical Receptacles****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. Repair or replace all damaged or missing smoke alarms.
2. Repair or replace damaged or missing weather stripping around the doors.
3. Locks to the unit should be unique to each unit to provide security to each occupant and their property.
4. Repair or replace the damaged GFI outlet and switch
5. The water heater, air conditioning and plumbing have been installed without permits. Obtain permits and make all necessary corrections for code compliance.
6. Install missing faceplates over electrical outlets and switches.
7. Replace the missing sink faucet and all other plumbing connections.
8. The unit is covered throughout with mold. Some of the walls are damp to the touch and there was standing water on the floor. Verify if there are any plumbing leaks, water intrusion, or if this was an act of vandalism. Make all necessary repairs.

**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.

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### **Form Review**

Form Started By: Mechelle Arbuzow

Started On: 02/11/2016 04:06 PM

Final Approval Date: 03/10/2016

**Special Magistrate Ross Hearing****4. G.****Meeting Date:** 03/16/2016**Re:** Case # 15-1542 - 2206 Avenue N**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

15-1542	2206 Avenue N	Anglin, Alaric	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 10, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: Alaric Anglin 1910 Juanita Avenue Ft. Pierce, FL 34946	OCCUPIED BY:
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**VIOLATIONS:**

**Section(s): 5-1.101.2.1 Unsafe Building**  
**IPMC 108.1.1 Unsafe Structure**  
**IPMC 108.1.3 Structure Unfit for Human Occupancy**  
**IPMC 304.13 Window & Door Frames**  
**IPMC 305.2 Structural Members**  
**IPMC 305.3 Interior Surfaces**  
**IPMC 309.1 Infestation**  
**IPMC 504.1 Plumbing Fixtures**  
**IPMC 604.3.2.1 Fire Damaged Electrical Equipment**  
**IPMC 605.1 Electrical Equipment**  
**IPMC 605.2 Electrical Receptacles**  
**IPMC 304.7 Roofs and Drainage**  
**IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. The house is infested with rats, seal all holes on the interior of the house and exterminate all rodents.
2. The kitchen sink, toilet, bathtub, shower and pipe in the water heater room are all defective and must be repaired.
3. Repair or replace all broken windows.
4. Install smoke alarms throughout the house.
5. The crack on the front of the house may be structure in nature. Repair the crack or obtain certification from an engineer that the crack is not structural.
6. Replace faulty electrical receptacles and wiring.
7. Install missing faceplates
8. Repair all roof leaks.

**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.

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**Form Review**

Form Started By: Mechelle Arbuzow

Started On: 02/11/2016 03:18 PM

Final Approval Date: 03/10/2016

**Special Magistrate Ross Hearing****4. H.****Meeting Date:** 03/16/2016**Re:** Case # 15-1683 - 2607 Oleander Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

15-1683	2607 Oleander Avenue	Carlson Family LLC	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	October 6, 2015	Type of Presentation:	R&D
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**OWNER:**

<b>OWNER:</b> Carlson Family LLC 2103 Sunrise Boulevard Ft Pierce, FL 34950	<b>OCCUPIED BY:</b> Tenants 2607 Oleander Avenue Ft Pierce, FL 34982
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**VIOLATIONS:****Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage****CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items that are being stored throughout yard and carport. They need to be stored in a shed or enclosed garage.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$25.00 per day be assessed.

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**Form Review**Form Started By: Janey Vanderhorst  
Final Approval Date: 03/10/2016

Started On: 02/10/2016 03:15 PM

**Special Magistrate Ross Hearing****5. A.****Meeting Date:** 03/16/2016

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**Information****SUBJECT:**

14-0343	1002 Nebraska Avenue	Salinas, Maria L	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	February 20, 2014	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>PREVIOUS ADDRESS:</b> Maria L. Salinas 1590 20th Court SW Vero Beach, FL 32962	<b>CURRENT ADDRESS:</b> Maria L. Salinas 1002 Nebraska Avenue Ft. Pierce, FL 34950
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**VIOLATIONS:****Section(s): 5-368 (1) (4) Property Maintenance****FINDINGS/ORDER:**

October 15, 2014 Special Magistrate Ross found Maria L. Salinas was in violation of the above listed violations and ordered that they correct the violations within 90 days or a fine of \$100.00 would be assessed.

January 20, 2016 after the first Massey hearing Special Magistrate stopped the fines from accruing and gave her enough time to get the corrections completed. The extension of time was what the officer considered reasonable. Once the violations were complied she could come back before the Special Magistrate for another Massey hearing.

**ACTION DATES:**

1. Permit for repairs was issued on 12/5/2014, within the 90 days granted in the Order Determining Violation. Permit continued to remain active until October 2015.
2. December 14, 2015 an inspection was made, the violations had not been corrected, the fines began. Affidavit of Non-Compliance filed with County Clerk of Court on January 7, 2016.
3. December 22, 2015 received letter requesting a hearing from Maria Salinas and contesting the fines.
4. January 20, 2016 the fines were stopped.
5. February 8, 2016 an inspection was made and the property was now in compliance.
6. February 9, 2016 received another request for reduction/rescindment.
7. February 12, 2016 the Affidavit of Compliance was recorded in the St. Lucie County Clerk of Court's office.

**RECOMMENDATION:**

1. The total fines are \$2,830.00 (\$30.00 recording fees).
2. Recommendation to be determined.

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### **Attachments**

Tax Card

3 Criteria

Order

Request 2

Administrative Costs

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### **Form Review**

Form Started By: Collen Greer  
Final Approval Date: 02/24/2016

Started On: 02/09/2016 02:20 PM

**Property Identification**

Site Address: 1002  
NEBRASKA AVE  
Map ID: 24/16N

Parcel ID: 2415-703-0082-  
000-6  
Zoning: R2

Account #: 24988  
Use Type: 0100

Sec/Town/Range:  
16/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Maria L Salinas  
1590 20th Ct SW  
Vero Beach, FL 32962

**Legal Description**

SUNRISE ESTATES BLK 5 LOT 7 (OR 3062-673)

**Current Values**

Just/Market: \$30,200    Assessed: \$30,200  
Exemptions: \$0        Taxable: \$30,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$30,200	\$30,200	\$0	\$30,200
2014	\$29,400	\$29,400	\$0	\$29,400
2013	\$29,200	\$29,200	\$0	\$29,200

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-05-2009	3062 / 0673	0111	QC	Luna,Noe	\$100
12-28-2000	1354 / 1137	00	WD	Wise,Mary F	\$35,000
08-01-1984	0442 / 2608	01	CV		\$0

**Primary Building Information**

Finished Area of this building: 1,128 SF  
Gross Area of this building: 1,481 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1950	Frame:	Grade: C-	Effective Year: 1965
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall: Wood/Sheath

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	1,128
Gross Area (SF):	1,481
Land Size (acres):	0.21
Land Size (SF):	9,023
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	300	1950
4' CB WALL	1	40	1950

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**  
**SM Ross - January 20, 2016**  
**Case #14-0343, Maria Salinas, 1002 Nebraska Avenue**

**CONTESTING OF FINE/NON-COMPLIANCE**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minor.**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner is working with the Building Department (Officer Coss) and was confused, thinking he was working with Officer Coss in the Code Enforcement Department because it was originally his case.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **None.**

**SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-0343

RE: Violation of Section(s): 5-368 (1) (4) Code of Ordinances of the City of Fort Pierce, Florida

Violator: MARIA L SALINAS, 1002 NEBRASKA AVENUE, FT. PIERCE, FL 34950

Property Address: 1002 NEBRASKA AVE

Tax ID #: 2415-703-0082-000/6

Legal Description: SUNRISE ESTATES BLK 5 LOT 7 (OR 3062-673)

**ORDER ON RULE 16 HEARING**

**THIS CAUSE** came before the Special Magistrate on January 20, 2016, upon the request of the Violator, MARIA L SALINAS, pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated October 15, 2014 in this cause regarding the above-described real property (the "real property") and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:

A. Although the Respondent may have corrected certain violations described in the prior Order, she has not corrected all violations; and, with the real property not yet coming into compliance, the total amount of the fine accruing under the prior Order is \$2,820.00 (\$20.00 recording fees) as of January 11, 2016.

B. The Respondent indicates that she intends to take steps to correct the remaining violations and she should be provided with a reasonable time within which to do so; and there appears to be mitigating circumstances associated with the accrual of the fine under the prior Order. Accordingly, it is

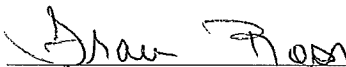
**ORDERED** as follows:

1. The Respondent is granted a reasonable extension of time within which to correct the remaining violations described in the prior Order, and, for purposes of this Order, a reasonable time period for such extension shall be considered that deemed appropriate by the Division of Code Enforcement of the City of Fort Pierce, Florida (the "Department") in its sole discretion; and the accrual of the fine under the prior Order is abated from the above referenced date of January 11, 2016 until further determination by the Special Magistrate at an appropriate hearing thereon.

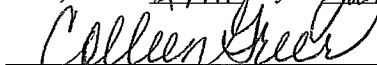
2. The Respondent is responsible for notifying the Department promptly at (772) 467-3149 when, in the Respondent's view, the remaining violations have been corrected.

3. The Special Magistrate reserves ruling on the issues described in the initial paragraph of this Order, and the continuation of this hearing thereon shall be scheduled by the Department, with notice thereof to the Respondent, when the Department confirms that the Respondent has corrected the remaining violations or when the Department determines, after a reasonable time period has expired, that the Respondent has failed to correct said remaining violations.

DONE AND ORDERED this 27<sup>th</sup> day of January, 2016, Nunc Pro Tunc January 20, 2016.

  
\_\_\_\_\_  
Fran Ross, Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, MARIA L SALINAS, 1002 NEBRASKA AVENUE, FORT PIERCE, FL 34950 and to Steven R. McCain, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-1480, on this 27<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate



RE: 1002 Nebraska Ave. <Watchdog: Virus checked>   
Colleen Greer to: Maria Salinas

02/09/2016 01:31 PM

Ms. Salinas:

Attached is a copy of the notice of hearing for your Massey request. A hard copy has also been mailed to your Nebraska Avenue address.



Notice of Hearing - 03162016.docx

If you need to reschedule please let me know.

Sincerely,

**Colleen Greer**

Executive Secretary

City of Ft. Pierce

Department of Community Response

100 N U.S. Hwy 1, Ft. Pierce, FL 34950

Telephone: 772-467-3149 Fax: 772-468-0457

Email: cgreer@city-ftpierce.com

Maria Salinas

Good morning, My name is Maria Salinas I live a...

02/09/2016 10:14:14 AM

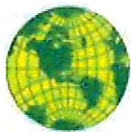
From: Maria Salinas <msalinas@dneworld.com>  
To: "cgreer@city-ftpierce.com" <cgreer@city-ftpierce.com>  
Date: 02/09/2016 10:14 AM  
Subject: RE: 1002 Nebraska Ave. <Watchdog: Virus checked>

Good morning,

My name is Maria Salinas I live at 1002 Nebraska Ave. Fort Pierce  
I am requesting a hearing for follow up on my house. Thank you.  
If you have any questions I any be reached at 772-521-6269

Thank you,  
Maria Salinas

**DNE**  
World Fruit LLC



<http://www.dneworld.com>  
[msalinas@dneworld.com](mailto:msalinas@dneworld.com)  
800-327-6676- ext 246

# Administrative Cost Estimator

2/24/2016

Property Address: 1002 Nebraska Ave 14-0343

Date case originated: 2/20/2014

Date case complied: 2/8/2016

Total time: 12 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings: 0

## Mailing Expense

Regular 1st Class: \$0.44 4 \$1.76

Certified Mail: \$5.10 1 \$5.10

Photographs (per page) \$0.50 4 \$2.00

Filing Fees \$10.00 2 \$20.00

Months Open \$50.00 24 \$1,200.00

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 1 \$150.00

Each additional Hearing \$75.00 0 \$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager \$75.00 1 \$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour) \$125.00 1 \$125.00

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 3 \$450.00

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting \$275.00 0 \$0.00

Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$2,028.86

**Special Magistrate Ross Hearing****7. A.****Meeting Date:** 03/16/2016**Re:** Extension of Time Request - Case #15-0248 - 508 N 14th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**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:	Request for Extension of Time
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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. September 16, 2015 the Special Magistrate found XJD LLC responsible for the violation(s) listed above and gave them 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.
2. October 9, 2015 Staff received request for additional time and Officer Coss issued a 90 day extension.
3. February 10, 2016 received request for another extension.

**RECOMMENDATION:**

To be determined.

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**Attachments**Request  
Order  
Tax Card

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**Form Review**Form Started By: Collen Greer  
Final Approval Date: 03/03/2016

Started On: 02/25/2016 11:39 AM

**Fw: 508 n14 Street <Watchdog: Virus checked>**  
**Shaun Coss** to: Colleen Greer

02/10/2016 02:11 PM

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Colleen,

Can you please schedule 508 N 14th St. case 15-248 for an extension request hearing. I have already granted a 90 day extension which is about to expire.

Thanks,

Shaun Coss  
CLOATC Chairman  
Building Department Investigator  
City of Fort Pierce, Florida  
Office: (772)467-3151  
Fax: (772)468-0457  
E-mail: scoss@city-ftpierce.com

----- Forwarded by Shaun Coss/cfp on 02/10/2016 02:10 PM -----

From: Royston <xjdinc@hotmail.com>  
To: "scoss@city-ftpierce.com" <scoss@city-ftpierce.com>  
Date: 02/10/2016 01:00 PM  
Subject: 508 n14 Street <Watchdog: Virus checked>

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Good day Mr Coss

I am hereby requesting an extension on the property located at [508 N 14 Street](#) Fort Pierce, Due to unforeseen issue the plans was not readily available for the time frame given, thanks for your patients and consideration the plans will be submitted to the planning department no later than [the 19TH of February 2016](#).

Sent from my iPhone

**SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-0248

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: XJD LLC  
1528 SW ABINGDON AVE  
PORT ST LUCIE, FL 34953

Property Address: 508 N 14TH ST                      Tax ID #: 2409-502-0027-000/7  
Legal Description: CLYDE KILLER'S A/D BLK 1 LOT 25 (OR 3527-2465)

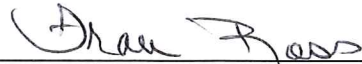
ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that XJD LLC failed to obtain a permit prior to interior remodeling including but not limited to electrical and plumbing work in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

**The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.**

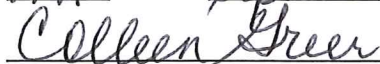
DONE AND ORDERED this 17th day of September, 2015.



\_\_\_\_\_  
Fran Ross, Special Magistrate

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

17th DAY OF September, 2017.

  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4112325 09/18/2015 at 09:16 AM  
OR BOOK 3789 PAGE 217 - 217 Doc Type: ORD  
RECORDING: \$10.00

**THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.**

**Property Identification**

Site Address: 508 N 14th ST Parcel ID: 2409-502-0027- Account #: 21304 Sec/Town/Range:  
 000-7 09/35S/40E  
 Map ID: 24/09N Zoning: R4 Use Type: 0800 Jurisdiction: Fort Pierce

**Ownership**

XJD LLC  
 292 Terrace RD  
 Tarpon Springs, FL 34689

**Legal Description**

CLYDE KILLER'S A/D BLK 1 LOT 25 (OR 3711-574)

**Current Values**

Just/Market: \$19,400 Assessed: \$19,400  
 Exemptions: \$0 Taxable: \$19,400

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$19,400	\$19,400	\$0	\$19,400
2014	\$35,700	\$35,700	\$0	\$35,700
2013	\$35,400	\$35,400	\$0	\$35,400

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-13-2015	3711 / 0574	0001	SP	Barrington Capital Investments LLC	\$11,000
01-12-2015	3711 / 0570	0111	DE	Barrington Capital Investments (TR)	\$0
07-15-2014	3656 / 0303	0111	TR	Redstone Capital LLC (TR),	\$100

**Primary Building Information**

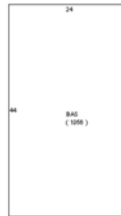
Finished Area of this building: 1,056 SF  
 Gross Area of this building: 1,056 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip	Building Type: HD-
Year Built: 1949	Frame:	Grade: D-	Effective Year: 1949
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	1,952
Gross Area (SF):	2,124
Land Size (acres):	0.18
Land Size (SF):	7,750
Total Building Count:	2

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	280	1995

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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