

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 3, 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.

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| 15-0440 | 511 Quincy Avenue | Bishop (TR) (EST) , Harry R | Andy Avery |
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B.

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| 15-0522 | 1601 Bahia Dr. | Winfrey, Virginia | Shaun Coss |
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C.

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| 15-0694 | 3010 Carver Street | Jones, Yvonne | Shaun Coss |
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D.

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| 15-2024 | 416 Dundas Court | PEP Financial LLC (TR) | Terry Denmark |
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E.

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| 16-0323 | 323 N 15th St. | Sweeting Sr, Ronald L | Shaun Coss |
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F.

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| 16-0473 | 1117 S Ocean Dr. | Fillmore, David | Shaun Coss |
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G.

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| 16-0476 | 711 Avenue E | Orange Tree Properties Inc. | Shaun Coss |
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H.

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| 16-0566 | 702 Dundas Court | Johnson, Sarah Bridges, Andrew Bridges, Wanda | Terry Denmark |
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I.

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| 16-0597 | 2506 Avenue G | Henry, Wendy & Andre | Shaun Coss |
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J.

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| 16-0600 | 1217 N 22nd St. | Phillips, James & Wanda | Shaun Coss |
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| K. | 16-0676 | 204 Roselyn Avenue | Roselyn Holdings LLC | Terry Denmark |
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| L. | 16-0823 | 1914 Orange Avenue | Independent Haitian Church Assembly of God | Michael Morabito |
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| M. | 16-1336 | 1815 Melaleuca Dr | Celentano, Frank | Isaac Saucedo |
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| N. | 16-1339 | 337 Hernando St. | Surloff (TR), Cheri G | Isaac Saucedo |
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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|----|---------|-------------------|-----------------|------------|
| A. | 15-1170 | 134 S 13th Street | Castilla, Steve | Shaun Coss |
|----|---------|-------------------|-----------------|------------|

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 Blandino Hearing**4. A.****Meeting Date:** 08/03/2016**Re:** Case # 15-0440 - 511 Quincy Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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|---------|-------------------|-----------------------------|------------|
| 15-0440 | 511 Quincy Avenue | Bishop (TR) (EST) , Harry R | Andy Avery |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|---------|
| Case Initiated: | March 20, 2015 | Type of Presentation: | Regular |
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OWNER:

| | |
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| OWNER: Harry R Bishop (TR) (EST) 511 Quincy Avenue Ft Pierce, FL 34950 | OCCUPIED BY: Kahane & Associates, P.A. Charlene Eligon, Esq., Bar No.:294070 8201 Peters Road, Suite 3000 Plantation, FL 33324 |
|--|---|

VIOLATIONS:**Section: 5-368 (1)(3)(4) Property Maintenance****Section: 22-187 (13) (b) Landscape Maintenance****CORRECTIVE ACTIONS:**

1. Please repair the broken outside garage light. Please replace the rotting wood around the garage window and the garage door. Please pressure clean the outside after the repairs are made and paint the structure in a workmanlike manner.
2. Please cut the trees and bushes so that they have a neat appearance in the rear of the structure. The trees are overgrown and growing into the soffit of the structure.

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 \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery
 Final Approval Date: 07/27/2016

Started On: 07/14/2016 09:12 AM

Special Magistrate Blandino Hearing

4. B.

Meeting Date: 08/03/2016

Re: Case #15-522 - 1601 Bahia Dr.

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

Information

SUBJECT:

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|---------|----------------|-------------------|------------|
| 15-0522 | 1601 Bahia Dr. | Winfrey, Virginia | Shaun Coss |
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CASE INFORMATION:

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|-----------------|---------------|-----------------------|---------|
| Case Initiated: | April 8, 2015 | Type of Presentation: | Regular |
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OWNER:

| | |
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| OWNER: Virginia Winfrey 1601 Bahia Dr. Ft. Pierce, FL 34949 | OCCUPIED BY: |
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit or remove the decorative roof top railing.

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: Shaun Coss
Final Approval Date: 07/27/2016

Started On: 07/13/2016 04:00 PM

Special Magistrate Blandino Hearing

4. C.

Meeting Date: 08/03/2016

Re: Case #15-694 - 3010 Carver Street

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

Information

SUBJECT:

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|---------|--------------------|---------------|------------|
| 15-0694 | 3010 Carver Street | Jones, Yvonne | Shaun Coss |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|---------|
| Case Initiated: | May 11, 2015 | Type of Presentation: | Regular |
|-----------------|--------------|-----------------------|---------|

OWNER:

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| OWNER: YVONNE JONES 3010 CARVER ST. FORT PIERCE, FL 34947 | OCCUPIED BY: |
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VIOLATIONS:

Section(s): 5-1.105.1- Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the travel trailer that was anchored to the ground and connected to the electric and sewer system.

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: Shaun Coss
Final Approval Date: 05/05/2016

Started On: 04/08/2016 04:57 PM

Special Magistrate Blandino Hearing

4. D.

Meeting Date: 08/03/2016

Re: Case # 15-2024 - 416 Dundas Court

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

Information

SUBJECT:

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|---------|------------------|------------------------|---------------|
| 15-2024 | 416 Dundas Court | PEP Financial LLC (TR) | Terry Denmark |
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CASE INFORMATION:

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|-----------------|-------------------|-----------------------|---------|
| Case Initiated: | November 14, 2015 | Type of Presentation: | Regular |
|-----------------|-------------------|-----------------------|---------|

OWNER:

| | |
|--|--|
| OWNER: PEP Financial LLC (TR) 2431 Atlantic Beach Boulevard Fort Pierce, Florida 3494 | OCCUPIED BY: Miriam B Derry 416 Dundas Court Apt A Fort Pierce, Florida 34950 |
| | Richard K Woodin 416 Dundas Court Apt B Fort Pierce, Florida 34950 |

VIOLATIONS:

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

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

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

CORRECTIVE ACTIONS:

1. Please remove all trash, litter, debris, garbage, plastics, metals, building materials and lumber from yard and porch.
2. Please remove all worn out or discarded materials of little or no residual value including scrap metal, scrap lumber, waste products and discarded building materials from yard and porch.
3. Please remove all cans, bottles, boxes, inoperative appliances, mechanical equipment or parts, tools and machinery from yard and porch.
4. Please remove all coolers, buckets, baby strollers, rugs, fans, shelves, bicycle parts, bicycle tires, drums, barrels, tarps, rakes and all other non-outdoor items from yard and porch. All non-outdoor items 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 15 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 07/27/2016

Started On: 07/06/2016 08:47 AM

Special Magistrate Blandino Hearing**4. E.****Meeting Date:** 08/03/2016**Re:** Case #16-323 - 323 N 14th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

| | | | |
|---------|----------------|-----------------------|------------|
| 16-0323 | 323 N 15th St. | Sweeting Sr, Ronald L | Shaun Coss |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|---------|
| Case Initiated: | March 23, 2016 | Type of Presentation: | Regular |
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OWNER:

| | |
|---|---------------------|
| OWNER: Ronald L Sweeting Sr & Jannie L Sweeting 3907 Avenue M Fort Pierce, FL 34947 | OCCUPIED BY: |
|---|---------------------|

VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the interior rehabilitation taking place including but not limited to the sub-floor, floor joists, and drywall work. The permit shall also include plumbing and electrical work that must be done to correct deficiencies.

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: Shaun Coss
Final Approval Date: 07/27/2016

Started On: 07/13/2016 05:54 PM

Special Magistrate Blandino Hearing**4. F.****Meeting Date:** 08/03/2016**Re:** Case #16-473 - 1117 S Ocean Dr.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

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|---------|------------------|-----------------|------------|
| 16-0473 | 1117 S Ocean Dr. | Fillmore, David | Shaun Coss |
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CASE INFORMATION:

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|-----------------|-------------------|-----------------------|---------|
| Case Initiated: | February 18, 2016 | Type of Presentation: | Regular |
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OWNER:

| | |
|--|---------------------|
| OWNER: David C, Edward H & JoAnn D Fillmore 1117 S Ocean Dr. Fort Pierce, FL 34949 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the demolition of the rear structure and Florida room.
2. Obtain a permit for the removal and replacement of piping.

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: Shaun Coss
 Final Approval Date: 07/27/2016

Started On: 07/13/2016 03:54 PM

Special Magistrate Blandino Hearing**4. G.****Meeting Date:** 08/03/2016**Re:** Case #16-476 -711 Avenue E**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

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|---------|--------------|-----------------------------|------------|
| 16-0476 | 711 Avenue E | Orange Tree Properties Inc. | Shaun Coss |
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CASE INFORMATION:

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|-----------------|-------------------|-----------------------|---------|
| Case Initiated: | February 19, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Orange Tree Properties Inc. 7430 Wiles Rd. Coral Springs, FL 33067 | OCCUPIED BY: |
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****5-1.105.1 Permit Required****IPMC 108.1.1 Unsafe Structure****IPMC 503.1 Toilet Room Privacy****IPMC 605.1 Electrical Equipment****IPMC 602.2 Residential Heat Supply****IPMC 603.1 Mechanical Equipment****IPMC 704.1 Fire Protection Systems****5-368(1) Property Maintenance****CORRECTIVE ACTIONS:**

1. Permit 4-8517 (CR2004-79) has expired without obtaining the required inspections. Renew the permit and complete the installation of the windows, doors and shutters.
2. Obtain a permit and repair the sub-floor or obtain certification from a licensed engineer that the floor is structurally sound in all units.
3. Specific to unit 1: Smoke alarms must be installed in the kitchen and both bathrooms.
4. Specific to unit 2: A handle with a lock must be placed on the bathroom door, the fan box in the bedroom needs a proper plate, and heat must be provided.
5. Specific to unit 3: The fan hardware must be secured to the ceiling, and an electrical outlet in one of the bedrooms appears unsafe.
6. Specific to unit 4: The entry door on the west side must be repaired or replaced. Wiring on the water heater must be repaired.

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: Shaun Coss

Started On: 07/13/2016 04:06 PM

Final Approval Date: 07/27/2016

Special Magistrate Blandino Hearing**4. H.****Meeting Date:** 08/03/2016**Re:** Case # 16-0566 - 702 Dundas Court**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

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|---------|------------------|---|---------------|
| 16-0566 | 702 Dundas Court | Johnson, Sarah Bridges, Andrew Bridges, Wanda | Terry Denmark |
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CASE INFORMATION:

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| Case Initiated: | February 27, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Sarah Johnson Andrew Bridges Wanda Bridges 1111 Avenue G Ft. Pierce, FL 34950 | OCCUPIED BY: Tenant 702 Dundas Court Ft Pierce, FL 34950 |
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VIOLATIONS:**Section: 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles****CORRECTIVE ACTIONS:**

1. Please remove, register or otherwise make operable all non-operable vehicles. If you wish to keep a non-operable vehicle, it 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 10 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark

Started On: 07/06/2016 09:14 AM

Final Approval Date: 07/27/2016

Special Magistrate Blandino Hearing

4. I.

Meeting Date: 08/03/2016**Re:** Case #16-597 - 2506 Avenue G**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

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| 16-0597 | 2506 Avenue G | Henry, Wendy & Andre | Shaun Coss |
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CASE INFORMATION:

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| Case Initiated: | March 7, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Wendy Dean Henry & Andre Henry 730 Waterbrook Ln. Greer, SC 29651 | OCCUPIED BY: |
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Submit a revision to the permits to include the plumbing work that has been done. This work is outside of the scope of the permits.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to submit revisions to the permits and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/27/2016

Started On: 07/13/2016 04:24 PM

Special Magistrate Blandino Hearing

4. J.

Meeting Date: 08/03/2016

Re: Case #16-0600 - 1217 N 22nd St.

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

Information

SUBJECT:

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| 16-0600 | 1217 N 22nd St. | Phillips, James & Wanda | Shaun Coss |
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CASE INFORMATION:

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| Case Initiated: | March 7, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: James & Wanda Phillips 169 Barefood Cv. Hypoluxo, FL 33462 | OCCUPIED BY: |
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the residential rehabilitation to include plumbing, electric and drywall.

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: Shaun Coss
Final Approval Date: 07/27/2016

Started On: 07/13/2016 05:58 PM

Special Magistrate Blandino Hearing**4. K.****Meeting Date:** 08/03/2016**Re:** Case # 16-0676 - 204 Roselyn Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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|---------|--------------------|----------------------|---------------|
| 16-0676 | 204 Roselyn Avenue | Roselyn Holdings LLC | Terry Denmark |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|---------|
| Case Initiated: | March 17, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Roselyn Holdings LLC 3790 Spinnaker Court Ft Pierce, FL 34946 | OCCUPIED BY: Jennifer M Cheatham 204 Roselyn Ave Ft. Pierce, FL 34950 |
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VIOLATIONS:**Section: 16-46, 16-47, 16-48 (1)(5) Outside Storage****Section: 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture****Section: 11-30 Refrigerator/Ice Box Safety****CORRECTIVE ACTIONS:**

1. Please remove all buckets, containers, jugs, bottles, clothes, tools and all other non-outdoor items from yard and carport. All non-outdoor items must be stored in an enclosed area.
2. Please remove all indoor chairs and all other indoor furniture from carport. All indoor furniture must be kept indoors.
3. Please remove all abandoned, unattended or discharged refrigerators, freezers or other airtight containers from carport.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Terry Denmark
 Final Approval Date: 07/27/2016

Started On: 07/09/2016 04:30 PM

Special Magistrate Blandino Hearing**4. L.****Meeting Date:** 08/03/2016**Re:** Case #16-0823 - 1914 Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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|---------|--------------------|---|------------------|
| 16-0823 | 1914 Orange Avenue | Independent Haitian Church Assembly of God | Michael Morabito |
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CASE INFORMATION:

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|-----------------|----------------|-----------------------|---------|
| Case Initiated: | April 20, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Independent Haitian Assembly of God Inc. 1914 Orange Avenue Ft. Pierce, FL 34950 | OCCUPIED BY: |
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles****Section(s): 5-368 (1)(4) Property Maintenance****Section(s): 5-73 House Numbers****CORRECTIVE ACTIONS:**

1. Please register, repair or remove Black Dodge Van from the property.
2. Please pressure clean and paint the exterior of the building including all doors.
3. Please install contrasting address numbers to the building no less than 3" in height.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Michael Morabito

Started On: 06/16/2016 08:51 AM

Final Approval Date: 07/27/2016

Special Magistrate Blandino Hearing**4. M.****Meeting Date:** 08/03/2016**Re:** Case # 16-1336 - 1815 Melaleuca Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

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| 16-1336 | 1815 Melaleuca Dr | Celentano, Frank | Isaac Saucedo |
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CASE INFORMATION:

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|-----------------|--------------|-----------------------|---------|
| Case Initiated: | May 25, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Frank Celentano ?1815 Melaleuca Dr. Fort Pierce, FI 34949 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:**Section: 5-368 Property Maintenance****CORRECTIVE ACTIONS:**

1. Please pressure wash or paint where molding, chipping or staining has occurred.
2. Please repair soffit/trim where deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/27/2016

Started On: 06/29/2016 02:01 PM

Special Magistrate Blandino Hearing**4. N.****Meeting Date:** 08/03/2016**Re:** Case # 16-1339 - 337 Hernando Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

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| 16-1339 | 337 Hernando St. | Surloff (TR), Cheri G | Isaac Saucedo |
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CASE INFORMATION:

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| Case Initiated: | May 26, 2016 | Type of Presentation: | Regular |
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OWNER:

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| OWNER: Cheri G Surloff (TR) 501 Palm Dr Hallandale, FL 33009 | OCCUPIED BY: |
|--|---------------------|

VIOLATIONS:**Section: 5-368 Property Maintenance****CORRECTIVE ACTIONS:**

1. Please pressure wash or paint where molding or staining has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo

Started On: 06/28/2016 04:06 PM

Final Approval Date: 07/27/2016

Special Magistrate Blandino Hearing**5. A.****Meeting Date:** 08/03/2016

Information**SUBJECT:**

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|---------|-------------------|-----------------|------------|
| 15-1170 | 134 S 13th Street | Castilla, Steve | Shaun Coss |
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CASE INFORMATION:

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|-----------------|---------------|-----------------------|----------------|
| Case Initiated: | July 22, 2015 | Type of Presentation: | Massey Hearing |
|-----------------|---------------|-----------------------|----------------|

OWNER:

| | |
|--|--------------|
| OWNER: Steven M. Castilla Michela Caple 134 S 13th Street Ft. Pierce, FL 34950 | OCCUPIED BY: |
|--|--------------|

VIOLATIONS:

Section(s): 5-1.105.4.1.2 Expired Permit.

FINDINGS/ORDER:

December 2, 2015 the Special Magistrate found Seven M. Castilla responsible for the violations and gave him 60 days to obtain a permit and comply with all permit conditions.

ACTION DATES:

1. February 8, 2016 an inspection was made, the violation had not been corrected, the fines started.
2. May 17, 2016 an inspection was made, the violation was now in compliance, the fines stopped.
3. June 10, 2016 received letter from Mr. Castilla requesting a hearing to reduce or rescind the fines.

RECOMMENDATION:

The total accumulated fines is \$9,930.00 (includes \$30.00 recording fees).
To be determined.

Attachments

Request
Tax Card
3 Criteria

Form Review

Form Started By: Collen Greer

Started On: 06/21/2016 03:43 PM

Final Approval Date: 06/23/2016

RECEIVED

JUN 09 2016

CODE ENFORCEMENT
CITY OF FT. PIERCE

6-7-16

To whom it may concern,

In regards to the \$9,930.00 fine on my property, it was unclear to me that I had to clear the old permit out completely in order to satisfy the terms put forth by the magistrate. I paid for a new permit in February thinking that the new permit would serve as an extension of the old one. I thought that because I bought the second permit in the same office that bought the first permit my information would have shown up on file immediately. This is the first home I have owned and the first permit I have ever pulled. I am very unfamiliar with how the permit system works, and so for this I apologize. I would have never neglected this serious situation if I had been aware of it. I was informed that I was being fined \$100 a day after 3 months when I received this gigantic bill. If I had known sooner this situation would have never gotten so out of hand.

Being a first time home owner, the last thing I would want is to have an issue like this with the city. My inexperience with these kinds of matters has not helped and so I am asking your office to help me settle this matter once and for all. The fence has been finished and passed inspection.

In conclusion I feel that that the fine of \$9,930.00 is way too large to be considered fair. I did pay for a new permit in February, so I was not neglecting my responsibility to the city. I would greatly appreciate any guidance or adjustments to this fine.

Sincerely,

Steve Castilla



134 S 13th St

Fort Pierce, FL 34950

561-603-2384

SM Case #15-1170

RECEIVED

JUN 10 2016

CODE ENFORCEMENT
CITY OF FT. PIERCE

Property Identification

Site Address: 134 S 13th ST Parcel ID: 2409-806-0011- Account #: 22644 Sec/Town/Range:
 000-5 09/35S/40E
 Map ID: 24/09S Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Steven M Castilla
 Michela Caple
 134 S 13th St
 Fort Pierce, FL 34950

Legal Description

HOPKIN'S S/D BLK 1 LOT 10 (OR 3667-2150)

Current Values

Just/Market: \$47,800 Assessed: \$47,800
 Exemptions: \$0 Taxable: \$47,800

Historical Values 3-year

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2015 | \$47,800 | \$47,800 | \$0 | \$47,800 |
| 2014 | \$15,700 | \$15,700 | \$0 | \$15,700 |
| 2013 | \$15,500 | \$15,500 | \$0 | \$15,500 |

Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|------------|-------------|-----------|------|----------------|-----------|
| 08-26-2014 | 3667 / 2150 | 0001 | WD | Radison,Daniel | \$89,800 |
| 11-17-2006 | 2721 / 0097 | XX00 | WD | Chermaz,Lino | \$117,000 |
| 12-01-2000 | 1360 / 1712 | XX01 | QC | Schoff,E Boyd | \$7,000 |

Primary Building Information

Finished Area of this building: 1,030 SF
 Gross Area of this building: 1,258 SF

Exterior Data

| | | | |
|--------------------------|-----------------------|---------------------------|----------------------|
| View: | Roof Cover: Roll Comp | Roof Structure: Flat/Shed | Building Type: HD+ |
| Year Built: 1930 | Frame: | Grade: D+ | Effective Year: 2000 |
| Primary Wall: Frm Stucco | Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

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



Total Areas

| | |
|--------------------------|-------|
| Finished/Under Air (SF): | 1,030 |
| Gross Area (SF): | 1,908 |
| Land Size (acres): | 0.16 |
| Land Size (SF): | 6,758 |
| Total Building Count: | 2 |

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|--------------|-----|-------|----------|
| WOOD FEN 6' | 1 | 75 | |
| Driv-Concret | 1 | 500 | |

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 Blandino – August 3, 2016
Case #15-1170
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?

Permit was renewed, inspected and closed.

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, other than this case.**