

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 2, 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**

a. 

16-2241	1820 Fulton Drive	Torres, Ninoshka	B J Gasparre
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4. **PUBLIC HEARINGS - VIOLATION CASES**

A. 

16-2242	2102 S 29th Street	Barbosa, Odeci	Kenny Nelson
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B. 

16-1782	614 Avenue I Unit 2	Avenue I Investments LLC	Shaun Coss
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C. 

16-1556	906 N 19th Street	Ebgi, Daniel	Shaun Coss
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D. 

16-1802	720 Texas Court	Oyibo, Peter	Shaun Coss
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E. 

16-1075	909 Ohio Ave	M J Vestors Inc	Shaun Coss
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F. 

16-1554	705 Mades Drive	Sabal Chase Harmony Housing LLC	Shaun Coss
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G. 

16-1502	905 N 13th St.	Agnew, Linton	Shaun Coss
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H. 

16-0973	624 1/2 Texas Ct.	Fernandez, Shirley	Shaun Coss
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I. 

16-1199	115 Maple Ave	DSSELL INVEST, INC.	Shaun Coss
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J. 

16-1217	2512 Avenue E	Hardick, Kristy	Shaun Coss
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K.	16-1571	1611 N 19th St	Randolph, Julia A	Isaac Saucedo
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L.	16-1715	2718 Sunrise Blvd	Music, Cory A & Brittany R Dekker	Janey Vanderhorst
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M.	16-1947	1231 N Lawnwood Circle	Rainbow II LLC	Andy Avery
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N.	16-1949	1502 S 33rd Street	Petersen, Joram O	Andy Avery
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	15-0858	1021 Avenue M	Reno, Jan	Mike Moribito
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B.	15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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C.	15-0518	302 S 33rd Street	Moreno, Pedro	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	14-1232	302 S 33rd Street	Moreno, Pedro	Andy Avery
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7. **REQUEST FOR EXTENSION OF TIME**

A.	15-1645	2005 Avenue P	Simonson, Robert & F. Sandra	Shaun Coss
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B.	15-1657	1402 Reynolds Court	Simonson, Robert & F. Sandra	Shaun Coss
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C.	14-1543	1709 N 16th Street	Sturup, Alfredia	Andy Avery
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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 Blandino Hearing**

**3. a.**

**Meeting Date:** 11/02/2016

**Re:** Case #16-2241 - 1820 Fulton Drive

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

**Information**

**SUBJECT:**

16-2241	1820 Fulton Drive	Torres, Ninoshka	B J Gasparre
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**CASE INFORMATION:**

Case Initiated:	August 21, 2016	Type of Presentation:	Animal Control Citation
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**OWNER:**

OWNER: Ninoshka Torres 1906 Fulton Drive Ft. Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 4-22 (A) Animal Restraint - Resulting in Death of a Cat

**CORRECTIVE ACTIONS:**

If not in a fenced in yard, animal(s) must be kept on a leash at all times when outside.

**RECOMMENDATION:**

To be determined.

**Attachments**

Citations

**Form Review**

Form Started By: Collen Greer  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 03:26 PM

CITY OF FORT PIERCE  
ANIMAL CONTROL CITATION

COURT CASE #

16-2241

CITATION #

00089AC

THE UNDERSIGNED CERTIFIES THAT, UPON PERSONAL INVESTIGATION, HE/SHE HAS REASONABLE CAUSE TO BELIEVE, AND DOES BELIEVE, THAT ON:

DAY OF THE WEEK MONTH DAY YEAR TIME  AM  PM

SUN AUG 21 2016 1:30

FIRST NAME MIDDLE INITIAL LAST NAME

NINOSKA TORRES

STREET ADDRESS

1906 FULTON DR

CITY STATE ZIP CODE  
FT. Pierce FL 34550

PRIMARY PHONE SECONDARY PHONE

772-708-8846

D.O.B. RACE SEX HEIGHT  
H F 5'2

VIOLATOR IDENTIFICATION  DRIVER'S LICENSE  SOCIAL SECURITY  OTHER ID

I.D. NUMBER STATE

LOCATION OF VIOLATION

1820 FULTON

SPECIES BREED ANIMAL NAME  
K-5 PITS X 2 ROXY/KMLC

SEX COLOR(S) MARKINGS TAG #  
F 1-Brown / 1 wh-BLK

DID COMMIT THE FOLLOWING VIOLATION / CIVIL INFRACTION:

CODE(S) / SECTION #(S)

4-22(A)

DESCRIPTION OF VIOLATION

Animal Restraint - Resulting  
in Death of ACAT.

OFFENSE  1<sup>ST</sup>  2<sup>ND</sup>  3<sup>RD</sup> CLASS OF VIOLATION  I  II  III  
OTHER  MANDATORY COURT APPEARANCE

IF NOT CONTESTED, TOTAL AMOUNT DUE TIME OF ISSUANCE  AM  PM

\$ 55 1505

IF PAID BY 5/21/16 DATE OF ISSUANCE

IF CONTESTED, PENALTY NOT TO EXCEED \$500.00. AUG 27, 2016

PRINT OFFICER NAME OFFICER SIGNATURE  
RJ Gasparre

NOTICE TO VIOLATOR: THIS CITATION IS ISSUED PERSUANT TO §162.21, FLORIDA STATUTES. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT; HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2<sup>ND</sup> DEGREE PUNISHABLE BY A FINE OF \$500.00 AND/OR 60 DAYS IN JAIL AS PROVIDED BY § 775.082 OR § 775.083 FLORIDA STATUTES.

FAILURE TO PAY THE APPLICABLE CIVIL PENALTY OR REQUEST A HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT NOT TO EXCEED \$500.00 PER INFRACTION.

SIGNATURE OF VIOLATOR

[Signature]

**Special Magistrate Blandino Hearing****4. A.****Meeting Date:** 11/02/2016**Re:** Case #16-2242 - 2102 S 29th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

16-2242	2102 S 29th Street	Barbosa, Odec	Kenny Nelson
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**CASE INFORMATION:**

Case Initiated:	August 24, 2016	Type of Presentation:	Animal Control Citation
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**OWNER:**

<b>OWNER:</b> Odec Barbosa 2102 S 29th St Bldg B Apt. 20 Ft. Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section(s): 4-27 Rabies Vaccination Required.

Section(s): 4-20 Public Nuisance

Section(s): 4-21 Running at Large

Section(s): 4-50 City Registration Required.

**CORRECTIVE ACTIONS:**

Obtain rabies vaccination and city registration.

If not in a fenced in yard, animal(s) must be kept on a leash at all times when outside.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Citations

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**Form Review**Form Started By: Collen Greer  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 03:35 PM

CITY OF FORT PIERCE  
ANIMAL CONTROL CITATION

COURT CASE #

16-2242

CITATION #

00105AC

THE UNDERSIGNED CERTIFIES THAT, UPON PERSONAL INVESTIGATION, HE/SHE HAS REASONABLE CAUSE TO BELIEVE, AND DOES BELIEVE, THAT ON:

DAY OF THE WEEK Wed	MONTH 8	DAY 24	YEAR 16	TIME <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM 1:30
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FIRST NAME ODELI	MIDDLE INITIAL	LAST NAME BARBOSA
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STREET ADDRESS  
2102 529<sup>th</sup> ST BLDG-B APT-20

CITY FT Pierce	STATE FLA	ZIP CODE 34950
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PRIMARY PHONE	SECONDARY PHONE 407-745-7471
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D.O.B. 6-14-58	RACE H	SEX F	HEIGHT 5'2
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VIOLATOR IDENTIFICATION	<input type="checkbox"/> DRIVER'S LICENSE	<input type="checkbox"/> SOCIAL SECURITY	<input checked="" type="checkbox"/> OTHER ID
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I.D. NUMBER 91700021473	STATE BRAZIL
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LOCATION OF VIOLATION  
2102 529<sup>th</sup> ST

SPECIES Dog	BREED Mix	ANIMAL NAME
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SEX M	COLOR(S) / MARKINGS Grey-Black-Tan-White	TAG # N/A
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DID COMMIT THE FOLLOWING VIOLATION / CIVIL INFRACTION:

CODE(S) / SECTION #(S)

4-27

DESCRIPTION OF VIOLATION

RABIES VACCINATION REQUIRED

OFFENSE  1<sup>ST</sup>  2<sup>ND</sup>  3<sup>RD</sup>

OTHER \_\_\_\_\_

IF NOT CONTESTED, TOTAL AMOUNT DUE

\$ 105<sup>00</sup>

IF PAID BY 8-26-16

IF CONTESTED, PENALTY NOT TO EXCEED \$500.00.

PRINT OFFICER NAME

Kenneth D NELSON

CLASS OF VIOLATION  I  II  III

MANDATORY COURT APPEARANCE

TIME OF ISSUANCE  AM  PM

2:00

DATE OF ISSUANCE

8-26-16

OFFICER SIGNATURE

Kenneth D Nelson

NOTICE TO VIOLATOR: THIS CITATION IS ISSUED PURSUANT TO §162.21, FLORIDA STATUTES. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT; HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2<sup>ND</sup> DEGREE PUNISHABLE BY A FINE OF \$500.00 AND/OR 60 DAYS IN JAIL AS PROVIDED BY § 775.082 OR § 775.083 FLORIDA STATUTES.

FAILURE TO PAY THE APPLICABLE CIVIL PENALTY OR REQUEST A HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT NOT TO EXCEED \$500.00 PER INFRACTION.

SIGNATURE OF VIOLATOR

Odeli Barbosa

CITY OF FORT PIERCE  
ANIMAL CONTROL CITATION

COURT CASE # 16-2242  
CITATION # 00106AC

THE UNDERSIGNED CERTIFIES THAT, UPON PERSONAL INVESTIGATION, HE/SHE HAS REASONABLE CAUSE TO BELIEVE, AND DOES BELIEVE, THAT ON:

DAY OF THE WEEK Wed MONTH 8 DAY 24 YEAR 16 TIME  AM  PM 1:30

FIRST NAME ODECI MIDDLE INITIAL LAST NAME BARBOSA

STREET ADDRESS 2102 529th ST BLDG-B APT-20

CITY FT Pierce STATE FLA ZIP CODE 34950

PRIMARY PHONE SECONDARY PHONE 407-745-7471

D.O.B. 6-14-58 RACE H SEX F HEIGHT 5'2

VIOLATOR IDENTIFICATION  DRIVER'S LICENSE  SOCIAL SECURITY  OTHER ID

I.D. NUMBER 91700021473 STATE BRAZIL

LOCATION OF VIOLATION 2102 529th ST

SPECIES Dog BREED Mix ANIMAL NAME

SEX M COLOR(S) / MARKINGS Grey-Black-TAN-White TAG # N/A

DID COMMIT THE FOLLOWING VIOLATION / CIVIL INFRACTION:

CODE(S) / SECTION #(S) ✓ 4-20

DESCRIPTION OF VIOLATION Public Nuisance

OFFENSE  1<sup>ST</sup>  2<sup>ND</sup>  3<sup>RD</sup> CLASS OF VIOLATION  I  II  III  
OTHER \_\_\_\_\_  MANDATORY COURT APPEARANCE

IF NOT CONTESTED, TOTAL AMOUNT DUE \$ 55.00 TIME OF ISSUANCE  AM  PM 2:00

IF PAID BY 9-26-16 DATE OF ISSUANCE 8-26-16

IF CONTESTED, PENALTY NOT TO EXCEED \$500.00.

PRINT OFFICER NAME Kenneth D Nelson OFFICER SIGNATURE Kenneth D Nelson

NOTICE TO VIOLATOR: THIS CITATION IS ISSUED PURSUANT TO §162.21, FLORIDA STATUTES. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT; HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2<sup>ND</sup> DEGREE PUNISHABLE BY A FINE OF \$500.00 AND/OR 60 DAYS IN JAIL AS PROVIDED BY § 775.082 OR § 775.083 FLORIDA STATUTES. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY OR REQUEST A HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT NOT TO EXCEED \$500.00 PER INFRACTION.

SIGNATURE OF VIOLATOR Odeci Barbosa

**CITY OF FORT PIERCE  
ANIMAL CONTROL CITATION**

COURT CASE # 16-2242  
CITATION # **00107AC**

THE UNDERSIGNED CERTIFIES THAT, UPON PERSONAL INVESTIGATION, HE/SHE HAS REASONABLE CAUSE TO BELIEVE, AND DOES BELIEVE, THAT ON:

DAY OF THE WEEK Wed MONTH 8 DAY 24 YEAR 16 TIME  AM  PM 1:30

FIRST NAME ODECT MIDDLE INITIAL \_\_\_\_\_ LAST NAME BARBOSA

STREET ADDRESS 2102 529th ST BLDG-B APT-20

CITY FT Pierce STATE FLA ZIP CODE 34950

PRIMARY PHONE \_\_\_\_\_ SECONDARY PHONE 407-745-7471

D.O.B. 6-14-58 RACE H SEX F HEIGHT 53

VIOLATOR IDENTIFICATION  DRIVER'S LICENSE  SOCIAL SECURITY  OTHER ID

I.D. NUMBER 91700021473 STATE BRAZIL

LOCATION OF VIOLATION 2102 529th ST

SPECIES Dog BREED Mix ANIMAL NAME \_\_\_\_\_

SEX M COLOR(S) / MARKINGS Grey-Black-Tan-White TAG # NIA

DID COMMIT THE FOLLOWING VIOLATION / CIVIL INFRACTION:

CODE(S) / SECTION #(S)

4-21

DESCRIPTION OF VIOLATION

Running at large

OFFENSE  1<sup>ST</sup>  2<sup>ND</sup>  3<sup>RD</sup>

OTHER \_\_\_\_\_

IF NOT CONTESTED, TOTAL AMOUNT DUE

\$ 55.00

IF PAID BY 9-26-16

IF CONTESTED, PENALTY NOT TO EXCEED \$500.00.

PRINT OFFICER NAME

Kenneth D Nelson

CLASS OF VIOLATION  I  II  III

MANDATORY COURT APPEARANCE

TIME OF ISSUANCE  AM  PM

2:00

DATE OF ISSUANCE

8-26-16

OFFICER SIGNATURE

Kenneth D Nelson

NOTICE TO VIOLATOR: THIS CITATION IS ISSUED PURSUANT TO §162.21, FLORIDA STATUTES. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. **YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT;** HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2<sup>ND</sup> DEGREE PUNISHABLE BY A FINE OF \$500.00 AND/OR 60 DAYS IN JAIL AS PROVIDED BY § 775.082 OR § 775.083 FLORIDA STATUTES.

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SIGNATURE OF VIOLATOR

ODECT BARBOSA

CITY OF FORT PIERCE  
ANIMAL CONTROL CITATION

COURT CASE #

16-2242

CITATION #

00108AC

THE UNDERSIGNED CERTIFIES THAT, UPON PERSONAL INVESTIGATION, HE/SHE HAS REASONABLE CAUSE TO BELIEVE, AND DOES BELIEVE, THAT ON:

DAY OF THE WEEK Wed	MONTH 8	DAY 24	YEAR 16	TIME <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM 1:30
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FIRST NAME ODECT	MIDDLE INITIAL	LAST NAME BARBOSA
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STREET ADDRESS  
2102 529<sup>th</sup> ST

CITY FT Pierce	STATE FLA	ZIP CODE 34950
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PRIMARY PHONE	SECONDARY PHONE 407-745-7471
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D.O.B. 6-14-58	RACE H	SEX	HEIGHT 52
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VIOLATOR IDENTIFICATION	<input type="checkbox"/> DRIVER'S LICENSE	<input type="checkbox"/> SOCIAL SECURITY	<input checked="" type="checkbox"/> OTHER ID
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I.D. NUMBER 91700021473	STATE BRAZIL
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LOCATION OF VIOLATION  
2102 529<sup>th</sup> ST

SPECIES Dog	BREED mix	ANIMAL NAME
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SEX m	COLOR(S) / MARKINGS Grey - Black - Tan - white	TAG # N/A
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DID COMMIT THE FOLLOWING VIOLATION / CIVIL INFRACTION:

CODE(S) / SECTION #(S)  
4-50

DESCRIPTION OF VIOLATION  
City Registration Required

OFFENSE <input checked="" type="checkbox"/> 1 <sup>ST</sup> <input type="checkbox"/> 2 <sup>ND</sup> <input type="checkbox"/> 3 <sup>RD</sup>	CLASS OF VIOLATION <input type="checkbox"/> I <input type="checkbox"/> II <input checked="" type="checkbox"/> III
OTHER	<input type="checkbox"/> MANDATORY COURT APPEARANCE

IF NOT CONTESTED, TOTAL AMOUNT DUE \$ 255 <sup>00</sup>	TIME OF ISSUANCE <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM 2:00
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IF PAID BY 9-26-16	DATE OF ISSUANCE 8-26-16
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IF CONTESTED, PENALTY NOT TO EXCEED \$500.00.	
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PRINT OFFICER NAME Kenneth D Nelson	OFFICER SIGNATURE <i>Kenneth D Nelson</i>
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NOTICE TO VIOLATOR: THIS CITATION IS ISSUED PURSUANT TO §162.21, FLORIDA STATUTES. THE VIOLATION FOR WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. **YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT;** HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A MISDEMEANOR OF THE 2<sup>ND</sup> DEGREE PUNISHABLE BY A FINE OF \$500.00 AND/OR 60 DAYS IN JAIL AS PROVIDED BY § 775.082 OR § 775.083 FLORIDA STATUTES.

FAILURE TO PAY THE APPLICABLE CIVIL PENALTY OR REQUEST A HEARING SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT NOT TO EXCEED \$500.00 PER INFRACTION.

SIGNATURE OF VIOLATOR  
*Rodriguez*

**Special Magistrate Blandino Hearing****4. B.****Meeting Date:** 11/02/2016**Re:** Case #16-1782 - 614 Avenue I Unit 2**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

16-1782	614 Avenue I Unit 2	Avenue I Investments LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 22, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Avenue I Investments LLC 5580 SW 7th Place Margate, FL 33068	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section(s): 5-1.101.2.1 Unsafe Building  
IPMC 108.1.1 Unsafe Structure  
IPMC 309.1 Infestation  
IPMC 504.1 Plumbing Fixtures  
IPMC 704.2.1 Smoke Alarms

**CORRECTIVE ACTIONS:**

1. Install smoke detectors as required.
2. The unit is infested with gnats. Determine the cause and provide proper treatment.
3. Repair all leaking plumbing valves. The toilet valve must be turned on and off for use to prevent water intrusion into the kitchen.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 04:55 PM

**Special Magistrate Blandino Hearing****4. C.****Meeting Date:** 11/02/2016**Re:** Case #16-1556 - 906 N 19th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1556	906 N 19th Street	Ebgi, Daniel	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 30, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Daniel Ebgi 13 Haluzim St 35 Ashdod 77455 ISRAEL	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 5-1.101.2.1 Unsafe Building****IPMC 304.7 Roofs & Drainage****IPMC 305.3 Interior Surfaces****IPMC 304.1 Exterior Structure****IPMC 504.1 Plumbing Fixtures****IPMC 605.1 Electrical Equipment****CORRECTIVE ACTIONS:**

1. The toilet is not secured to the floor and is allowing water to drain on the floor. Properly secure the toilet.
2. The shower enclosure is no longer water tight and is allowing water to leak into the adjacent rooms. Repair or replace the shower enclosure.
3. Repair or replace all water damaged drywall.
4. Repair or replace the kitchen light cover.
5. The soffit has a hole in it allowing entry of rodents; repair this area of soffit. If the hole was caused by water damage, repair or replace the roof.

**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: Shaun Coss  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 05:01 PM

**Special Magistrate Blandino Hearing**

**4. D.**

**Meeting Date:** 11/02/2016

**Re:** Case #16-1802 - 720 Texas Court

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

**Information**

**SUBJECT:**

16-1802	720 Texas Court	Oyibo, Peter	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 26, 2016	Type of Presentation:	Regular
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**OWNER:**

OWNER: Peter Oyibo 4470 34th Dr. Vero Beach, FL 32960	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 108.1.2 Unsafe Equipment**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.1 Exterior Structure**
- IPMC 304.5 Foundation Walls**
- IPMC 304.7 Roofs & Drainage**
- IPMC 304.13.1 Glazing**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 305.4 Walking Surfaces**
- IPMC 305.6 Interior Doors**
- IPMC 309.1 Infestation**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.2.1 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. The structure has been altered from a 2 bedroom, 1 bathroom house to a 5 bedroom, 2 bathroom house. Framing, drywall, plumbing work including but not limited to piping, shower pans and relocation of the water heater, and electrical work including but not limited to the addition of a sub-panel and wiring throughout the structure has been done without permits. A privacy fence has also been installed without a permit. Obtain permits for the work that has been done and to bring the renovations into code compliance.
2. Install smoke alarms as required.
3. Bring electrical wiring, conduit, outlets and other equipment up to code; install proper faceplates and eliminate exposed wiring.
4. Repair or replace the roof where it is leaking.
5. Repair the water damaged ceiling, acoustical ceiling tiles and insulation.
6. Repair the sub-floor where it has become deteriorated with cracks and holes.
7. Replace all damaged interior doors.
8. Replace all broken window glazing.
9. Since an HVAC system has been installed in the past, it is required to maintain this system to provide heat. Repair or replace this unit.
10. If the second bathroom will remain, install a door with a locking device.
11. Repair the large hole in the exterior wall allowing rodent access to the crawl space.
12. Repair or replace all damaged soffit and fascia.
13. Provide treatment to eliminate the infestation of rodents.

**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: Shaun Coss  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 05:08 PM

**Special Magistrate Blandino Hearing****4. E.****Meeting Date:** 11/02/2016**Re:** Case #16-1075 - 909 Ohio Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

16-1075	909 Ohio Ave	M J Vestors Inc	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 28, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> M J Vestors Inc PO Box 9366 Port St. Lucie, FL 34985	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the replacement of several windows, the front door, the privacy fence/gate, drywall and electrical 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: Shaun Coss  
Final Approval Date: 10/26/2016

Started On: 10/11/2016 05:15 PM

**Special Magistrate Blandino Hearing**

**4. F.**

**Meeting Date:** 11/02/2016

**Re:** Case #16-1554 - 705 Mades Drive

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

**Information**

**SUBJECT:**

16-1554	705 Mades Drive	Sabal Chase Harmony Housing LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 30, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Sabal Chase Harmony Housing LLC 152 W 57th Street, 60th Floor New York, NY 10019	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**Section(s): 5-1.101.2.1 Unsafe Building  
IPMC 304.1 Exterior Structure**

**CORRECTIVE ACTIONS:**

1. There is evidence of water intrusion along the west side of the apartment.
2. There is standing water along the exterior west wall of the apartment.
3. Additional measures must be taken to divert rain water to eliminate the intrusion of water into the structure. Additionally,  
investigate this area to ensure that there are no pipe leaks contributing to the standing water.

**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: 10/26/2016

Started On: 10/11/2016 05:19 PM

**Special Magistrate Blandino Hearing**

**4. G.**

**Meeting Date:** 11/02/2016

**Re:** Case #16-1502 - 905 N 13th Street

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

**Information**

**SUBJECT:**

16-1502	905 N 13th St.	Agnew, Linton	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 20, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Linton Agnew 1509 Barcelona Ave Ft Pierce, FL 34946	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**Section(s): 5-1.105.1 Permit Required**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the two entry doors that have been replaced, the stucco work that has been done and the conversion of the sanitary plumbing system from cast iron to PVC.

**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: 10/26/2016

Started On: 10/11/2016 05:27 PM

**Special Magistrate Blandino Hearing****4. H.****Meeting Date:** 11/02/2016**Re:** Case #16-0973 - 624 1/2 Texas Ct**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-0973	624 1/2 Texas Ct.	Fernandez, Shirley	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 18, 2016	Type of Presentation:	Regular - Cont. from 9/7/2016
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**OWNER:**

OWNER: Shirley D Fernandez 622 1/2 Texas Ct. Fort Pierce, FL 34950	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 108.1.3 Structure Unfit for Human Occupancy  
 IPMC 304.1 Exterior Structure  
 IPMC 304.5 Foundation Walls  
 IPMC 304.7 Roofs & Drainage  
 IPMC 304.13 Windows, Doors & Frames  
 IPMC 304.15 Exterior Doors  
 IPMC 305.3 Interior Surfaces  
 IPMC 305.2 Structural Members  
 IPMC 503.1 Toilet Room Privacy  
 IPMC 504.1 Plumbing Fixtures  
 IPMC 506.2 Sanitary Drainage System Maintenance  
 IPMC 605.1 Electrical Equipment  
 IPMC 704.2 Smoke Alarms

**CORRECTIVE ACTIONS:**

1. The east side of this structure is uninhabitable due to substandard condition; plumbing deficiencies, electrical deficiencies and the condition of the sub-floor and exterior walls.
2. Hire a properly licensed contractor to repair or replace the roof.
3. Hire a properly licensed contractor to repair the exterior walls.
4. Hire a properly licensed contractor to repair, replace or remove the concrete wall (fence).
5. Hire a properly licensed contractor to bring all exposed wiring to code.
6. Repair or replace all doors, door frames and weather stripping so that the doors are

weather tight.

7. Properly seal all exterior walls so that they are weather tight; and to prevent entry of rodents and insects.
8. Properly seal the windows with window units to ensure they are weather tight; and to prevent the entry of rodents and insects.
9. Repair or replace all damaged door hardware and locks.
10. Repair or replace all broken windows.
11. Replace all damaged smoke alarms and install additional smoke alarms as required.
12. Repair all holes in the ceiling and walls.
13. Repair the door hardware on the bathroom door to provide privacy as required.
14. Repair or replace all damaged plumbing fixtures, faucets and handles.
15. Repair or replace all damaged water and sanitary sewer lines.
16. Properly abandon the exterior plumbing previously used for a washing machine.
17. Properly label the breakers in the panel.
18. Obtain a permit for the water heater that was replaced without a permit.

**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: Shaun Coss  
Final Approval Date: 10/11/2016

Started On: 08/04/2016 02:45 PM

**Special Magistrate Blandino Hearing**

4. I.

**Meeting Date:** 11/02/2016**Re:** Case #16-1199 - 115 Maple Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

16-1199	115 Maple Ave	DSSELL INVEST, INC.	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 9, 2016	Type of Presentation:	Regular
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**OWNER:**

OWNER: DSSELL INVEST, INC. 3746 Whiteway Dairy Rd. Fort Pierce, FL 34947	OCCUPIED BY:
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**VIOLATIONS:****Section(s):**

5-1.101.2.1 Unsafe Building  
IPMC 108.1.1 Unsafe Structure  
IPMC 108.1.2 Unsafe Equipment  
IPMC 108.1.3 Structure Unfit for Human Occupancy  
IPMC 304.1 Exterior Structures  
IPMC 304.7 Roofs & Drainage  
IPMC 304.13 Windows, Doors & Frames  
IPMC 305.3 Interior Surfaces  
IPMC 404.7 Food Preparation  
IPMC 504.1 Plumbing Fixtures  
IPMC 505.1 Water System  
IPMC 605.1 Electrical Equipment  
IPMC 605.2 Electrical Receptacles  
IPMC 704.1 Fire Protection Systems

**CORRECTIVE ACTIONS:**

1. Install smoke detectors as required.
2. Repair or replace the roof where it is leaking. Provide documentation from a properly licensed roofer once this has been done.
3. Repair or replace all plumbing leaks behind the wall. Provide documentation from a properly licensed plumber once this has been done.
4. Replace all deteriorated fascia.
5. Repair or replace all broken windows.
6. Replace all water damaged drywall.
7. Seal all holes and cracks in the interior walls and ceilings.

8. Seal all holes and cracks in the exterior walls.
9. Hot water must be supplied in the kitchen.
10. Repair or replace the leaking piping under the kitchen sink.
11. Replace all cracked electrical receptacle faceplates.
12. There appears to be an electrical issue with the oven/stove receptacle. The tenant has indicated that two ovens have caught fire due to this issue. Hire a properly licensed electrician to assess this situation, correct the deficiency, if any, and provide documentation once this 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: Shaun Coss  
Final Approval Date: 10/11/2016

Started On: 09/06/2016 05:14 PM

**Special Magistrate Blandino Hearing**

4. J.

Meeting Date: 11/02/2016

Re: Case #16-1217 - 2512 Avenue E

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

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**Information****SUBJECT:**

16-1217	2512 Avenue E	Hardick, Kristy	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 10, 2016	Type of Presentation:	Regular
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**OWNER:**

OWNER: Kristy Hardick 2807 Avenue J Fort Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:****Section(s):**

5-1.101.2.1 Unsafe Building  
IPMC 108.1.1 Unsafe Structure  
IPMC 108.1.2 Unsafe Equipment  
IPMC 108.1.3 Structure Unfit for Human Occupancy  
IPMC 304.7 Roofs & Drainage  
IPMC 304.13 Windows, Doors & Frames  
IPMC 305.3 Interior Surfaces  
IPMC 305.4 Walking Surfaces  
IPMC 309.1 Infestation  
IPMC 504.1 Plumbing Fixtures  
IPMC 506.2 Sanitary Drainage  
IPMC 602.2 Residential Heat Supply  
IPMC 603.1 Mechanical Equipment  
IPMC 605.1 Electrical Equipment  
IPMC 605.4 Wiring  
IPMC 704.1 Fire Protection Systems

**CORRECTIVE ACTIONS:**

1. Install smoke detectors as required.
2. Hire a properly licensed plumber to repair or replace all exterior pipes that are cracked or damaged. Pouring of concrete and wrapping pipes with a rubberized material is not sufficient. Repair or replace the leaking and defective piping under the kitchen sink. Provide documentation from the plumber once this has been done.
3. Hire a properly licensed roofer to repair or replace the roof where it is leaking. Provide

- documentation from the roofer once this has been done.
4. Hire a properly licensed contractor to replace the water damaged ceilings and interior walls. Provide documentation from the contractor once this has been done.
  5. Hire a properly licensed contractor to repair or replace the damaged fascia and soffit.
  6. Have the property treated for insects, rodents and pests. Provide documentation once this has been done.
  7. Hire a properly licensed contractor to repair or replace the rear exterior door and door frame. Provide documentation from the contractor once this has been done.
  8. Install a door sweep or threshold at the front door so that the door is weather tight and to prevent entry of insects and rodents.
  9. Hire a properly licensed mechanical contractor to repair or replace the air conditioner/heater. Provide documentation from the mechanical contractor once this has been done.
  10. Hire a properly licensed electrician to remove the flexible wiring running through walls and above the ceiling. Provide documentation from the electrician once this has been done.
  11. Hire a properly licensed electrician to provide proper electric for the refrigerator. A light duty extension cord with two adapters shall not be used to supply power to the refrigerator. Provide documentation from the electrician once this has been done.
  12. Hire a properly licensed contractor to repair or replace the sub-floor where it is rotten in the kitchen and the bathroom.
  13. The ceiling fan is not securely mounted to the wall, properly install the ceiling fan.

**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: Shaun Coss  
Final Approval Date: 10/11/2016

Started On: 09/06/2016 04:42 PM

**Special Magistrate Blandino Hearing**

**4. K.**

**Meeting Date:** 11/02/2016

**Re:** Case #16-1571 - 1611 N 19th St

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

**Information**

**SUBJECT:**

16-1571	1611 N 19th St	Randolph, Julia A	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	July 7, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Julia M Randolph 1712 Ave O Fort Pierce, FL 34950	<b>OCCUPIED BY:</b> Brandon B Anderson 1611 N 19th St Fort Pierce, FL 34950
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Please remove or repair fence. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

**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 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 10/11/2016

Started On: 08/31/2016 11:38 AM

**Special Magistrate Blandino Hearing**

**4. L.**

**Meeting Date:** 11/02/2016

**Re:** Case # 16-1715 - 2718 Sunrise Blvd

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

**Information**

**SUBJECT:**

16-1715	2718 Sunrise Blvd	Music, Cory A & Brittany R Dekker	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	July 18, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Cory A Music Brittany R Dekker 2718 Sunrise Blvd Fort Pierce, FL 34982	<b>OCCUPIED BY:</b> Tenants 2718 Sunrise Blvd Fort Pierce, FL 34982
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Refrain from parking on grass.

**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 **\$50.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 10/11/2016

Started On: 09/01/2016 07:51 AM

**Special Magistrate Blandino Hearing****4. M.****Meeting Date:** 11/02/2016**Re:** Case # 16-1947 - 1231 N Lawnwood Circle**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-1947	1231 N Lawnwood Circle	Rainbow II LLC	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	August 10, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Rainbow II LLC 142 N Main St #100 Buffalo, WY 82834	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 5-368 (1)(4) Property Maintenance****Section(s): 22-187 (13)(b) Landscape Maintenance****CORRECTIVE ACTIONS:**

1. Please clean all rust and mildew from the building including the roof area.
2. Please cut all tree limbs on the property that are hanging down a minimum of seven feet up from the ground.
3. Please cut all grass and trim around all sidewalks and curb areas.
4. Please trim all bushes so that they have a neat appearance from the street and remove all debris from the property.

**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 \$100.00 per day be assessed.

**Form Review**

Form Started By: Andy Avery  
 Final Approval Date: 10/11/2016

Started On: 09/12/2016 01:52 PM

**Special Magistrate Blandino Hearing****4. N.****Meeting Date:** 11/02/2016**Re:** Case #16- 1949 - 1502 S 33rd Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

16-1949	1502 S 33rd Street	Petersen, Joram O	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	August 10, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Joram O Petersen 2030 Colonial Rd #B4 Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage****CORRECTIVE ACTIONS:**

1. Please remove all outside storage of plywood, containers, tarps, appliances, and any other miscellaneous items from the property.

**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.

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**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 10/11/2016

Started On: 09/12/2016 01:32 PM

**Special Magistrate Blandino Hearing****5. A.****Meeting Date:** 11/02/2016

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**Information****SUBJECT:**

15-0858	1021 Avenue M	Reno, Jan	Mike Moribito
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**CASE INFORMATION:**

Case Initiated:	June 10, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>PREVIOUS OWNER:</b> Jan Reno P. O. Box 1460 Bastrop, TX 78602	<b>CURRENT OWNER:</b> The Estate of Jan Reno C/O James Greenfield 1709 Garfield St. Bastrop, TX 78602
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**VIOLATIONS:**

Section(s): 5-368 Property Maintenance

Section(s): 5-369 Vacant Buildings

**FINDINGS/ORDER:**

August 19, 2015 the Special Magistrate found Jan Reno responsible for the violations listed above and gave her 10 days to correct them or a fine of \$50.00 would be imposed.

**ACTION DATES:**

1. September 1, 2015, an inspection was made, the violations were not corrected, the fines began.
2. June 15, 2016, an inspection was made, the violations were now corrected, the fines stopped.
3. June 17, 2016 received first contact with Mr. Greenfield. Ms. Reno was deceased and he was handling her affairs. Gave him the information about the fines and sent reduction paperwork to him.
4. Received request on August 1, 2016. In telephone conversation he stated that he lived in Texas and would be unable to attend the hearing and that he had no one to ask to represent him. Staff informed him that we would try doing the hearing via telephone.
5. September 7, 2016, a phone call was placed to Mr. Greenfield; he did not answer, nor did he call back at the time of meeting. Special Magistrate continued the request until October 5, 2016 meeting.

**RECOMMENDATION:**

The total amount of fines are \$14,430.00 (\$30.00 recording fees).

To be determined.

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### **Attachments**

Request for Reduction

Death Certificate

Tax Card

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### **Form Review**

Form Started By: Collen Greer

Started On: 08/30/2016 04:13 PM

Final Approval Date: 10/11/2016

**REQUEST FOR REDUCTIN OR RESCINDMENT OF  
CODE ENFORCEMENT FINES / LIENS**

Date:	8/1/16				
Property address:	1021 Ave M Fort Pierce Fl 34950				
Owner(s) of record:	Jan Reno				
Mailing address:	1709 Garfield St Bastrop Tx 78602				
Property tax ID #:	2404-801-0006-000/7				
Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JAMES Greenfield		Relationship to owner(s)	Friend/Beneficiary	
Telephone #:		Mobile phone #:	512 769 7608		
E-mail:	EAGWES@Yahoo.com		Preferred contact method:		
What are owner(s) intentions for property:	Rehab - Residence				
Amount of Lien:	14,818.14		Date Fine Initiated:	6/10/15	
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN

\$ 14,818.14

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 14,618.14

DOLLAR AMOUNT I AGREE TO PAY

\$ 200.

James Greenfield  
Signature of Owner or Representative

8/1/2016  
Date

JAMES Greenfield  
Printed Name

### REQUEST FOR REDUCTION OF PENALTY

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

#### INSTRUCTIONS:

1. Read all instructions completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1021 AVE M Fort Pierce FL 34950

Property Owner: JAN RENO

Mailing Address: 1709 GARFIELD ST BASTROP TX 78602

Telephone #: \_\_\_\_\_ Cell Phone #: 512 769 7608

E-Mail Address: EASWES @ YAHOO.COM

Is the property in compliance? yes. If no, please explain in the narrative of your request.



RECEIVED

AUG 04 2016

CODE ENFORCEMENT  
CITY OF FT. PIERCE

Attachment A

To whom it may concern

I am writing with regard to outstanding Code Enforcement and lot clearing fines on a property located at 1021 Ave M, Fort Pierce Fl. owned by Ms. Jan Reno who passed away May 1, 2016.

My name is James Greenfield and I am beneficiary and trustee of Ms. Jan Reno's estate. I am currently overwhelmed with a lot of legal and financial issues. I am also broke and not in good health. I currently reside in Bastrop Texas, so my "appearance" to resolve this matter is "difficult" in the extreme.

Please understand that my lack of a timely response to these matters does not indicate a lack of desire or cooperation in resolving this issue ASAP. I am overwhelmed with issues that I need help in resolving. It feels like a mine field with a misstep potentially costing me a lot.

I am asking for a reduction/rescindment for current code enforcement fines of \$14,400; \$30 recording fees and a lot clearing fine/lien of \$388.14 for a total penalty of \$14,818.14

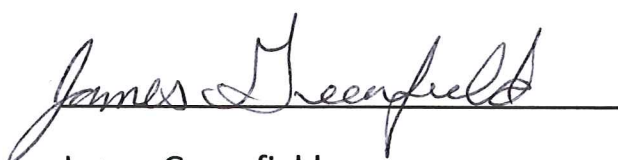
I am hoping that paying \$200 for the costs of the lot clearing and a nominal fine of \$200 for a total of \$400.00 in fines will be enough to appease interested parties. Please understand that I also have to pay taxes, utilities, moving, plus the remodeling cost to get this property habitable.

The main reason I am asking for a reduction/rescindment is because of a "typo" in the mailing address the City had been using, preventing Ms. Reno from receiving official mail. Please contact Ms. Colleen Grier for confirmation. In the 2 years Ms. Reno owned the property, she never received notice of any violation or the subsequent daily \$50 fines.

The first time I knew of an issue was when I was trying to pull a building permit in May or June 2016, whereupon I immediately corrected the violations as confirmed by Officer Morabito who issued an Affidavit of Compliance. This violation was because the house was not boarded up properly and lot clearing.

Please know I have been trying to get to Ft. Pierce since 2014. For the last year and a half I have been taking care of Ms. Reno and with the help of hospice, trying to make the end of her life bearable. My life is basically on hold till this matter is resolved and I can pull a building permit for 1021 Ave M to erect a metal garage to store my stuff. Once I have a place to land, I can sell this house here in Texas and move to Ft. Pierce to begin fixing up the house, buy a boat and go fishing for the next few years, as per plan.

Any effort to help me resolve this issue is greatly appreciated. If you have any questions or need additional info, feel free to contact me. I am including a copy of Ms. Reno's death certificate, and am swearing that this information is true and correct and will have it notarized. I just received a special warranty deed from the attorney and will file it to put property into my name.



James Greenfield

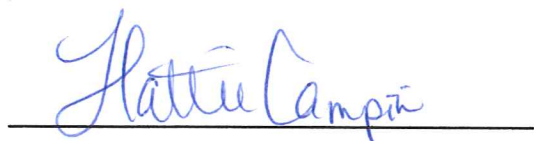
Date: 8/1/16

State of Texas

County of Bastrop

Before me, the undersigned authority, on this day, personally appeared **James Greenfield**, who provided a drivers license issued by the State of Texas that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, on the 1 day of August 2016



Notary Public, State of Texas



**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address:	1021 AVE M Fort Pierce FL 34950
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I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

James Greenfield                      8/1/10                      JAMES Greenfield  
Signature of Owner or Representative                      Date                      Printed Name

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**COFP – APPLICATION PROCESS DETERMINATION**

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

\_\_\_\_\_  
City Representative                      Date                      Printed Name



STATE OF TEXAS  
CERTIFICATION OF VITAL RECORD

COUNTY OF BASTROP

**STATE OF TEXAS CERTIFICATE OF DEATH** STATE FILE NUMBER **105**

1. LEGAL NAME OF DECEASED (Include AKA's, if any) (First, Middle, Last) **JAN RENO**

3. SEX **FEMALE**

4. DATE OF BIRTH (mm-dd-yyyy) **MARCH 21, 1931**

5. AGE - Last Birthday (Years) **84**

6. BIRTHPLACE (City & State or Foreign Country) **LONG BEACH, CA**

7. SOCIAL SECURITY NUMBER

8. MARITAL STATUS AT TIME OF DEATH  Widowed  Divorced  Never Married  Unknown

9. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage)

10a. RESIDENCE STREET ADDRESS **1709 GARFIELD ST**

10b. APT. NO. **BASTROP**

10c. CITY OR TOWN **BASTROP**

10d. COUNTY **TEXAS**

10e. ZIP CODE **78602**

11. FATHER'S NAME PRIOR TO FIRST MARRIAGE **ZACHARY TAYLOR MALABY**

12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE **EDNA PEARL HOXIE**

13. PLACE OF DEATH (CHECK ONLY ONE)  
 Inpatient  ER/Outpatient  DOA  Hospice Facility  Nursing Home  Decedent's Home  Other (Specify)

14. COUNTY OF DEATH **BASTROP**

15. CITY/TOWN, ZIP (IF OUTSIDE CITY LIMITS, GIVE PRECINCT NO)

16. FACILITY NAME (If not institution, give street address)

17. INFORMANT'S NAME & RELATIONSHIP TO DECEASED **JAMES GREENFIELD - MPOA**

18. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code)

19. METHOD OF DISPOSITION  Burial  Cremation  Donation  Entombment  Removal from state  Other (Specify)

20. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH **SOPHIA ROSE MAVROUDAS BY ELECTRONIC SIGNATURE 1234**

21. Section **Unknown**

22. PLACE OF DISPOSITION (Name of cemetery, crematory, other place)

23. LOCATION (City/Town, and State)

24. NAME OF FUNERAL FACILITY **TSU FORENSIC ANTHROPOLOGY CNTR**

25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code)

26. CERTIFIER (Check only one)  
 Certifying physician - To the best of my knowledge, death occurred due to the cause(s) and manner stated.  
 Medical Examiner/Judge of the Peace. On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated.

27. SIGNATURE OF CERTIFIER **POMPEYO CHAVEZ BY ELECTRONIC SIGNATURE**

28. DATE CERTIFIED (mm-dd-yyyy) **MARCH 18, 2016**

29. LICENSE NUMBER **M7794**

30. TIME OF DEATH (Actual or presumed) **20:42**

31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code)

32. TITLE OF CERTIFIER **MD**

33. PART 1. EVENTS THE CHAIN OF EVENTS - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH.

IMMEDIATE CAUSE (Final disease or condition resulting in death) **a. PANCREATIC CANCER**  
 Due to (or as a consequence of):  
 b.   
 Due to (or as a consequence of):  
 c.   
 Due to (or as a consequence of):  
 d.   
 CAUSE OF DEATH

34. WAS AN AUTOPSY PERFORMED?  Yes  No

35. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?  Yes  No

36. MANNER OF DEATH  Natural  Accident  Suicide  Homicide  Pending Investigation  Could not be determined.

37. DID TOBACCO USE CONTRIBUTE TO DEATH?  Yes  No

38. IF FEMALE:  
 Not pregnant within past year  
 Pregnant at time of death  
 Not pregnant, but pregnant within 42 days of death  
 Not pregnant, but pregnant 43 days to one year before death  
 Unknown if pregnant within the past year.

39. IF TRANSPORTATION INJURY, SPECIFY:  
 Driver/Operator  
 Passenger  
 Pedestrian  
 Other (Specify)

39a. DATE OF INJURY (mm-dd-yyyy)

39b. TIME OF INJURY

39c. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)

39d. COUNTY OF INJURY

40. LOCATION (Street and Number, City, State, Zip Code) **FILED MAR 21 2018**

41. DESCRIBE HOW INJURY OCCURRED

42a. REGISTRAR FILE NO. **01-088**

42b. DATE RECEIVED BY LOCAL REGISTRAR **MARCH 21, 2016**

42c. REGISTRAR **REGISTRAR - BASTROP COUNTY CLERK, ELECTRONICALLY FILED**

42d. COUNTY OF DEATH **BASTROP COUNTY, TEXAS**

EDR NUMBER: 000001869039

**Property Identification**

Site Address: 1021 Avenue M Map ID: 24/04G	Parcel ID: 2404-801-0006-000-7 Zoning: R3	Account #: 17642 Use Type: 0100	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
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**Ownership**

Jan Reno  
1709 Garfield St  
Bastrop, TX 78602

**Legal Description**

PROSPERITY PARK BLK 1 LOTS 6 AND 7 (OR 3644-2694)

**Current Values**

Just/Market:	\$22,200	Assessed:	\$22,200
Exemptions:	\$0	Taxable:	\$22,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$22,200	\$22,200	\$0	\$22,200
2014	\$21,900	\$21,900	\$0	\$21,900
2013	\$20,800	\$20,800	\$0	\$20,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-16-2014	3644 / 2694	0112	SP	Federal National Mortgage Assoc,	\$17,000
04-25-2014	3625 / 1116	0112	CT	Reyes,Johana	\$0
08-18-2006	2643 / 2396	XX00	WD	Knight,Andrew	\$55,000

**Primary Building Information**

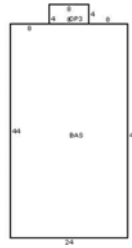
Finished Area of this building: 1,056 SF  
Gross Area of this building: 1,088 SF

**Exterior Data**

View:	Roof Cover: Asph Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1964	Frame:	Grade: D-	Effective Year: 1976
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 3	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Carpet



**Total Areas**

Finished/Under Air (SF):	1,056
Gross Area (SF):	1,088
Land Size (acres):	0.33
Land Size (SF):	14,200
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
SITE DEV S-F	1	1	2001

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**Special Magistrate Blandino Hearing**

**5. B.**

**Meeting Date:** 11/02/2016

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**Information**

**SUBJECT:**

15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 20, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>OWNER:</b> Joy A Scott (TR) & Joy S. Leach 704 S 7th Street Ft. Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- 5-1.101.2.1 Unsafe Building**
- 5-368 Property Maintenance**
- 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- 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 Building Security**
- IPMC 309.1 Infestation**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 504.1 Plumbing Fixture**
- IPMC 505.1 Water System**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

**FINDINGS/ORDER:**

October 7, 2015 Special Magistrate found Joy A Scott (TR) responsible for the above violations and gave them 60 days to correct the violations or be assessed \$100.00 per day until the property is brought into compliance.

**ACTION DATES:**

1. The Property Card shows the owner of property as Joy A Scott (TR) & Joy A Leach, 704 S 7th St., Ft. Pierce, FL 34950.
2. December 15, 2015 an inspection was made, the property was not in compliance, the fines began.
3. May 25, 2016 a second letter was sent to the above address informing the property owners that the fines were accruing.
4. August 2, 2016 prior to recording lien, Code Compliance Manager Arraiz instructed staff to send notice to Ms. Scott's place of business.
5. August 23, 2016 sent notice of fines accruing to Joy A Scott (TR) & Joy S Leach, 724 Orange Avenue, Ft. Pierce, FL 34950.
6. September 13, 2016 received letter from Tracy N. Davis, Esq. of the Law Offices of Tracy Davis requesting a hearing to clarifying the violations being charged and the fines that are accruing.

**RECOMMENDATION:**

The fines are accruing at \$100.00 per day. The total as of 09/15/2016 is \$27,520.00 with \$20.00 being recording fees.

Recommendation to be determined.

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**Attachments**

Legal

# 1 Tax Card

Tax Card

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**Form Review**

Form Started By: Collen Greer  
Final Approval Date: 10/11/2016

Started On: 09/15/2016 01:29 PM

# THE LAW OFFICES OF TRACY DAVIS

3601 SW FOREMOST DRIVE  
PORT SAINT LUCIE, FLORIDA 34953  
772-834-6355  
[Lawfirmtracy@aol.com](mailto:Lawfirmtracy@aol.com)

September 13, 2016

*VIA Hand Delivery*

RE: Joy Scott and Joy S. Leach  
724 Orange Avenue  
Ft Pierce, FL 34950

Property Address of alleged Violation: 416 CEDAR PL

City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Fort Pierce, FL 34950

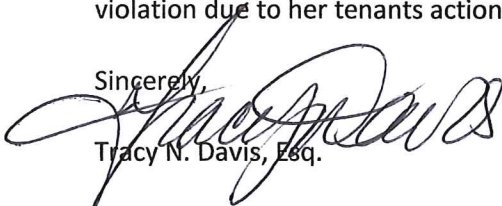
This letter is to contest the fine and to disagree with the findings of noncompliance that was sent to Mrs. Joy Scott on August 23, 2016. The tenant that was in the property did not want to pay rent. As a result, he made the complaint with the City and damaged the property so that he would not have to pay. The violation states that there was no electricity in the living area where the fans are located. This was not correct. There is and always was electricity. The cord for the fan was hidden and could not be seen therefore it appeared that the fan was not working and the lights were out. The pipe underneath the sink has been corrected. The bathroom door always had a mechanism to lock the door but it is placed higher than normal eye level so that a child would not go and lock themselves inside.

The termite situation is being handled but my client needs more time due to lack of funds to completely take care of the situation. For the most part, my client has had some financial difficulty and some of these things were not taken care of due to her lack of funds.

If you take a look at the first letter sent to Mrs. Scott, it was sent to a different address than the 724 Orange Avenue, Fort Pierce, FL 34950. Mrs. Scott states that she did not receive the notice of violation until it was mailed to her with the letter dated August 23, 2016 regarding placing a lien on her property.

Therefore, we are requesting a hearing so that we can clarify what has been fixed and what was never a violation due to her tenants actions.

Sincerely,



Tracy N. Davis, Esq.

Property Card

Site Address: 416 CEDAR  
 PL  
 Map ID: 24/10N

Parcel ID: 203-705-0150-  
 000-3  
 Zoning: C3

Account #: 16045  
 Use Type: 0100

Sec/Town/Range:  
 10/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Joy A Scott (TR)  
 Joy S Leach *ok*  
 704 S 7th St  
 Fort Pierce, FL 34950

**Legal Description**

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 17-  
 L- LOT 9-LESS W 5 FT- AND ALL LOT 10 (MAP 24/10C)  
 (OR 374-1846: 382-906: 1091-197; 2484-2072)

**Current Values**

Just/Market: \$24,200 Assessed: \$24,200  
 Exemptions: \$0 Taxable: \$24,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$24,200	\$24,200	\$0	\$24,200
2014	\$24,500	\$24,500	\$0	\$24,500
2013	\$24,800	\$24,800	\$0	\$24,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-07-2006	2484 / 2072	02	WD	Leach, Joy S	\$100
07-30-1997	1091 / 0197	01	QC	Alvin D Leach	\$100
04-01-1982	0374 / 1846	00	CV		\$20,000

**Primary Building Information**

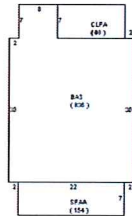
Finished Area of this building: 836 SF  
 Gross Area of this building: 1,088 SF

**Exterior Data**

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD-  
 Year Built: 1920 Frame: Grade: D- Effective Year: 1955  
 Primary Wall: Hardwood Lap Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 2 A/C %: 0% Electric: AVERAGE Primary Int Wall:  
 Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Sing Pine



**Total Areas**

Finished/Under Air (SF):	836
Gross Area (SF):	1,088
Land Size (acres):	0.22
Land Size (SF):	9,500
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	1979

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

Site Address: 416 CEDAR      Parcel ID: 2403-705-0150-      Account #: 16045      Sec/Town/Range:  
 PL      000-3      10/35S/40E  
 Map ID: 24/10N      Zoning: C3      Use Type: 0100      Jurisdiction: Fort Pierce

**Ownership**

Joy A Scott (TR)  
 Joy S Leach  
 704 S 7th St  
 Fort Pierce, FL 34950

**Legal Description**

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 17-  
 L- LOT 9-LESS W 5 FT- AND ALL LOT 10 (MAP 24/10C)  
 (OR 374-1846: 382-906: 1091-197; 2484-2072)

**Current Values**

Just/Market: \$18,300      Assessed: \$18,300  
 Exemptions: \$0      Taxable: \$18,300

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$18,300	\$18,300	\$0	\$18,300
2015	\$24,200	\$24,200	\$0	\$24,200
2014	\$24,500	\$24,500	\$0	\$24,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-07-2006	2484 / 2072	XX02	WD	Leach, Joy S	\$100
07-30-1997	1091 / 0197	XX01	QC	Alvin D Leach	\$100
04-01-1982	0374 / 1846	XX00	CV		\$20,000

**Primary Building Information**

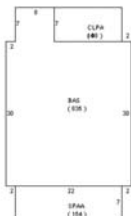
Finished Area of this building: 836 SF  
 Gross Area of this building: 1,088 SF

**Exterior Data**

View:      Roof Cover: Dim Shingle      Roof Structure: Gable      Building Type: HD-  
 Year Built: 1920      Frame:      Grade: D-      Effective Year: 1955  
 Primary Wall: Hardwood Lap      Story Height: 1 Story      No. Units: 1      Secondary Wall:

**Interior Data**

Bedrooms: 2      A/C %: 0%      Electric: AVERAGE      Primary Int Wall:  
 Full Baths: 1      Heated %: 0%      Heat Type:      Avg Hgt/Floor: 0  
 Half Baths: 0      Sprinkled %: 0%      Heat Fuel:      Primary Floors: Sing Pine



**Total Areas**

Finished/Under Air (SF):	836
Gross Area (SF):	1,088
Land Size (acres):	0.22
Land Size (SF):	9,500
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	1979

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**Special Magistrate Blandino Hearing****5. C.****Meeting Date:** 11/02/2016

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**Information****SUBJECT:**

15-0518	302 S 33rd Street	Moreno, Pedro	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 8, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Pedro Moreno 3205 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

August 5, 2015 Special Magistrate found Pedro Moreno responsible for the violation and ordered 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

1. May 10, 2016 an inspection was made, the property was not in compliance, the fines began.
2. September 19, 2016 received Request for Reduction or Rescindment of Fines/Liens.
3. September 23, 2016 case was complied, fines stopped.

**RECOMMENDATION:**

The total amount of accrued fines are \$13,630.00 (\$30.00 recording fees). There is no lien recorded at this time.

To be determined.

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**Attachments**

Request for Reduction  
3 Criteria  
Administration Costs

---

**Form Review**

Form Started By: Collen Greer

Started On: 09/27/2016 10:55 AM

Final Approval Date: 10/11/2016



CODE ENFORCEMENT OFFICE  
 100 N US Highway 1  
 Fort Pierce, FL 34950  
 Tel: 772.467.3149  
 www.cityoffortpierce.com

REQUEST FOR REDUCTION OR RESCINDMENT OF  
 CODE ENFORCEMENT FINES / LIENS

Date:	09/19/16		
Property address:	302 S 33rd st		
Owner(s) of record:	Pedro Moreno		
Mailing address:	3205 Boston Ave		
Property tax ID #:	2408-805-0014-000-0		
Original purchase date:	May 6, 2014	Original purchase price:	40,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Pedro Moreno	Relationship to owner(s)	Juan Moreno Brother
Telephone #:	772 446-2185	Mobile phone #:	(772) 201-5426
E-mail:	devin.wharton@ntmail.com	Preferred contact method:	phone
What are owner(s) intentions for property:	church / Bible study		
Amount of Lien:	13,220	Date Fine Initiated:	
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 13,220  
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 13,220  
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Pedro Moreno 9-20-16 PEDRO MORENO  
 Signature of Owner or Representative Date Printed Name







CODE ENFORCEMENT OFFICE  
100 N US Highway 1  
Fort Pierce, FL 34950  
Tel: 772.467.3149  
www.cityoffortpierce.com

### REQUEST FOR REDUCTION OF PENALTY

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

#### INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 302 S 33rd st.

Property Owner: Pedro Moreno

Mailing Address: 3205 Boston Ave

Telephone #: (772) 359-8642 Cell Phone #: (772) 446-2185

E-Mail Address: devinwheaton@hotmail.com

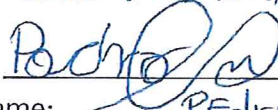
Is the property in compliance? Yes If no, please explain in the narrative of your request.



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

I hired a contractor in July of 2015 to remove / Install new impact windows / doors. In August 2015 permits were pulled & paid for and work commenced. On December 2015 the Inspector required my contractor to pull an additional stucco permit and signed off on the window / door installation. I paid to have the entire Building re-stuccoed / painted. ~~AM~~ Once the stucco was complete my contractor called in a final for the stucco thinking it finalized the windows as well. No one at the county alerted us for the eight months leading up to the permit expiring, then the day before the permit expired this letter was sent to me.

Date: 09-20-16

Signed:   
Print Name: PEDRO MORENO

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Colleen Hayes who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced DL as identification.

SWORN TO AND SUBSCRIBED before me this 20<sup>th</sup> day of September, 2016.



Colleen Hayes  
Notary Public, State of Florida

**MASSEY HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0518

Address: 302 S 33<sup>rd</sup> Street

Date: October 5, 2016

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate
  
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? An after the fact permit was issued on August 31, 2015 for the installation of windows and doors. Unfortunately, the permit expired without obtaining approval for all required inspections. The permit has since been renewed, inspected and is now closed. This case complied as of 9-23-16.
  
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? One other case.

# Administrative Cost Estimator

9/27/2016

Property Address: 302 S 33rd Street (15-518)

Date case originated: 4/8/2015

Date case complied: 9/23/2016

Total time: 17 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>17</u>	\$850.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

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

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
-------------------------	---------	----------	---------

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

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	<u>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$1,534.40

**Special Magistrate Blandino Hearing****6. A.****Meeting Date:** 11/02/2016**Information****SUBJECT:**

14-1232	302 S 33rd Street	Moreno, Pedro	Andy Avery
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**CASE INFORMATION:**

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

OWNER: Pedro Moreno 3205 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

Section(s): 5-368 (1) Property Maintenance

**FINDINGS/ORDER:**

March 4, 2015 Special Magistrate found Pedro Moreno responsible for violation and ordered them to be corrected within 30 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day would be assessed.

**ACTION DATES:**

1. May 11, 2015 an inspection was made, the property was not in compliance, the fines started.
2. May 31, 2016 an inspection was made, the property was now in compliance, the fines stopped.
3. May 31, 2016 staff mailed letter notifying property owner that the violations were in compliance and if he wished to contest the fine he should notify staff within 20 days with a written detailed statement as to why he disagreed.
4. September 9, 2016 Order Assessing Fine and Imposing Lien was recorded in the Clerk of Circuit Court St. Lucie County.
5. September 19, 2016 received Request for Reduction or Rescindment of Fines/Liens.

**RECOMMENDATION:**

The total amount of accrued fines \$19,340.00 (\$40.00 recording fees).  
To be determined.

**Attachments**

Tax Card  
Fines

Request for Reduction

7 Criteria

History

Administration Costs

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### **Form Review**

Form Started By: Collen Greer

Started On: 09/27/2016 10:08 AM

Final Approval Date: 10/11/2016

**Property Identification**

Site Address: 302 S 33rd ST Parcel ID: 2408-805-0014- Account #: 137532 Sec/Town/Range:  
 000-0 08/35S/40E  
 Map ID: 24/08S Zoning: C3 Use Type: 0800 Jurisdiction: Fort Pierce

**Ownership**

Pedro Moreno  
 3205 Boston Ave  
 Fort Pierce, FL 34950

**Legal Description**

WYLDWOOD PARK S/D BLK 2 LOT 4 AND N 29 FT OF  
 LOT 5-LESS W 5 FT- (OR 3631-1273)

**Current Values**

Just/Market: \$82,400 Assessed: \$80,420  
 Exemptions: \$0 Taxable: \$80,420

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$82,400	\$80,420	\$0	\$80,420
2015	\$75,200	\$75,200	\$0	\$75,200
2014	\$73,000	\$73,000	\$0	\$73,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-06-2014	3631 / 1273	0001	SP	Transtitle Properties Inc,	\$40,000
11-08-2013	3581 / 0326	0112	SP	Grand Bank For Saving FSB,	\$0
10-03-2013	3566 / 1629	0112	CT	Orniste,Dieu M	\$12,200

**Primary Building Information**

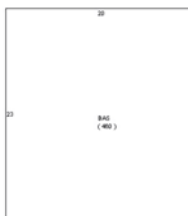
Finished Area of this building: 460 SF  
 Gross Area of this building: 460 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD-  
 Year Built: 1957 Frame: Grade: D- Effective Year: 1976  
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 3 Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	2,272
Gross Area (SF):	2,464
Land Size (acres):	0.23
Land Size (SF):	9,840
Total Building Count:	2

**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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**Property Information**

Address: 302 S 33RD ST  
 FT PIERCE, FL 34947  
 Location ID: 18606  
 TAX ID #: 2408-805-0014-000/0  
 Alternate ID description:  
 Zoning: C3 GENERAL COMMERCIAL  
 Subdivision:

**Case General Information**

Case status: FL FINES/LIENS RUNNING  
 Status date: 5/11/2015  
 Case type: CE CODE ENFORCEMENT VIOLATION  
 Reported date: 6/12/2014  
 Origination: IP INSPECTION  
 Default inspector: AA Andy Avery  
 Credit balance: .00

**Owner Information**

Owner name: MORENO, PEDRO  
 Address: 3205 BOSTON AVE  
 City: FT PIERCE, FL 34950  
 Phone: 0  
 Notice: Y  
 Flip:

**Violations**

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE (1)	AC		1	6/12/2014	
PROPERTY MAINTENANCE (4)	AC		1	6/12/2014	

**Case Data**

Description	Data

**Active Inspections**

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
<b>Lien paid</b>								
A1	RECORD AFF OF COMPLIANCE .00	10.00	10.00	.00	5/31/2016		.00	10.00
CF	CODE ENFORCE BD FINES - 1 .00	19300.00	19300.00	.00	5/11/2015	5/31/2016	50.00	19300.00
N1	RECORD AFF OF NON-COMP .00	10.00	10.00	.00	5/14/2015		.00	10.00
RL	RECORD OF LIEN .00	10.00	10.00	.00	9/09/2016		.00	10.00
RV	RECORD ORDER OF VIOLATION .00	10.00	10.00	.00	5/14/2015		.00	10.00

Prepared 9/19/16, 8:43:25  
Program HTDFTAL  
User ID COLLEEN

Case Master Inquiry - (CEN200I001)  
Screen detail for Program: CE CEN200I, Fees  
Case 14-00001232

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Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
------------------	-------------	------------	---------------	---------------	-------------	-----------	-------------

(Continued)

Lien paid	19340.00	19340.00	.00				19340.00
.00							

**REQUEST FOR REDUCTION OR RESCINDMENT OF  
 CODE ENFORCEMENT FINES / LIENS**

Date:	09/19/16		
Property address:	302 S 33rd st		
Owner(s) of record:	Pedro Moreno		
Mailing address:	3205 Boston Ave		
Property tax ID #:	2408-805-0014-000-0		
Original purchase date:	May 6, 2014	Original purchase price:	40,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Pedro Moreno	Relationship to owner(s):	Juan Moreno / Brother
Telephone #:	(772) 446-2185	Mobile phone #:	(772) 201-5426
E-mail:	Desinwheeler@hotmail.com	Preferred contact method:	phone
What are owner(s) intentions for property:	Church / Bible Studies		
Amount of Lien:	19,340	Date Fine Initiated:	
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 19,340  
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 19,340  
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Pedro Moreno Signature of Owner or Representative      9-19-16 Date      PEDRO MORENO Printed Name






**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 302 S 33rd St

- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board and the City Commission.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and that I waive my right to a hearing before the City Commission.
- I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

                      9-19-16                      PEDRO MORENO  
 Signature of Owner or Representative                      Date                      Printed Name

**COFP – APPLICATION PROCESS DETERMINATION**

- Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.
- Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

\_\_\_\_\_  
 City Representative                      Date                      Printed Name





**REQUEST FOR REDUCTION OF PENALTY**

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

**INSTRUCTIONS:**

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary of the Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 302 S 33rd st

Property Owner: Pedro Moreno

Mailing Address: 3205 Boston Ave

Telephone #: (772) 359-8642 Cell Phone #: (772) 446-2185

E-Mail Address: devonwhester@hotmail.com

Is the property in compliance? Yes If no, please explain in the narrative of your request.



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

I purchased this property in May 2014. A month after purchase I was put in violation for broken windows. I consulted a contractor for a price but it was too much for me to pay at that time. I needed impact windows since I have no shutters and new doors. In July of 2015 I hired a contractor to remove / install new Impact windows / doors / stucco. I put 15K into this building to get it compliant. A final was overlooked on the windows and we were never alerted about this from the city. My contractor has since pulled and paid for the same permit as before so that he could call in a final.

Date: 09-20-16

Signed:   
Print Name: Pedro MORENO

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Colleen Hayes who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced DL as identification.

SWORN TO AND SUBSCRIBED before me this 20<sup>th</sup> day of September, 2016.



Colleen Hayes  
Notary Public, State of Florida



**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE  
SM OCTOBER 5, 2016**

**Case No: 14-1232**

**Address: 302 S 33<sup>rd</sup> Street**

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	AFTER FINES STARTED OWNERS GOT PERMIT TO MAKE REPAIRS.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	LETTER SENT 7/14/14. HEARING 2/10/15. FINES STARTED 5/11/15. FINES STOPPED 5/31/16.
3.) The length of time necessary to bring the property into compliance:	1 YEAR 10 MONTHS
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	TWO INCLUDING THIS CASE.
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	3205 BOSTON AVE – CASE 07-1764 3205 BOSTON AVE – CASE 09-0972 3205 BOSTON AVE – CASE 16-1380
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	N/A



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# Administrative Cost Estimator

9/27/2016

Property Address: 302 S 33rd Street (14-1232)

Date case originated: 6/13/2014

Date case complied: 5/31/2016

Total time: 23 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>23</u>	\$1,150.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

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

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

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

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

Commision Meeting	\$275.00	<u>1</u>	\$275.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$2,125.74

**Special Magistrate Blandino Hearing****7. A.****Meeting Date:** 11/02/2016**Information****SUBJECT:**

15-1645	2005 Avenue P	Simonson, Robert & F. Sandra	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 1, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Franca & Robert Simonson 1273 NW 11th Street Boynton Beach, FL 33426	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

**Section(s): 5-1.101.2.1 Unsafe Building.**  
**Section(s): 5-1.105.1 Permit Required.**  
**Section(s): 5-368 (1) Property Maintenance.**  
**IPMC 108.1.1 Unsafe Structure.**  
**IPMC 304.7 Roofs and Drainage.**  
**IPMC 305.3 Interior Surfaces.**  
**IPMC 309.1 Infestation.**  
**IPMC 504.1 Plumbing Fixtures.**  
**IPMC 506.2 Sanitary Drainage System Maintenance.**  
**IPMC 605.1 Electrical Equipment.**  
**IPMC 605.2 Electrical Receptacles.**  
**IPMC 704.1 Fire Protection Systems.**  
**Section(s): 5-368 (1) Property Maintenance.**

**FINDINGS/ORDER:**

April 6, 2016 Special Magistrate found Robert & Franca Simonson responsible for the above listed violations and gave them 90 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

1. July 18, 2016 an inspection was made, the violations were not in compliance, the fines began.
2. August 7, 2016 received letter from Mr. and Mrs. Simonson requesting the fines be stopped and waived/or reduced.
3. The fines continue to accrue at \$100.00 per day.
4. September 7, 2016 Special Magistrate heard request for stopping and/or rescinding the fines. He continued the request for 60 days to allow for compliance; however, the fines

will continue to accrue.

**RECOMMENDATION:**

To date (September 15, 2016) \$5,920.00 (\$20.00 recording fees).

Recommendation - To be determined.

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**Attachments**

Request  
Tax Card  
3 Criteria

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**Form Review**

Form Started By: Collen Greer  
Final Approval Date: 09/15/2016

Started On: 08/12/2016 11:39 AM

8-7-16

City of Ft Pierce (Code Enforcement Division)

To whom it may concern,

I, Robert J. Simonson + my wife Franca S. Simonson who reside in Boynton Beach, FL (Palm Beach County) Have filed for divorce in Palm Beach Cty + is a matter of public record. Our properties located @ 2005 Ave P Ft Pierce 34950 (1) 1402 Reynolds Ct. Ft P. 34950 + (2) 2905 Dunbar St Ft P 34942. Are all being short sold because we can no longer afford the losses + repairs needed to all 3 houses. I would like to appear in front of the City Magistrate to stop the fines on the properties we can NO LONGER afford.

Thank you!

Sincerely, Robert Simonson  
(954) 655-8664

HM address: Robert + F. Sandra Simonson

( 1273 N.W. 11th ST.  
Boynton Beach FL 33426 )

cell (954) 655-8664

cell (561) 376-6015

most days / hours

only available Thurs AM 8-12am

RECEIVED

AUG 08 2016

Building Department

KC

**Property Identification**

Site Address: 2005 Avenue P  
 Map ID: 24/04N  
 Parcel ID: 2404-609-0048-000-3  
 Zoning: R3  
 Account #: 16913  
 Use Type: 0100  
 Sec/Town/Range: 04/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Franca S Simonson  
 Robert Simonson  
 1273 NW 11th St  
 Boynton Beach, FL 33426

**Legal Description**

SOUTHERN PINES BLK 4 LOT 4 (OR 1990-2375)

**Current Values**

Just/Market: \$15,700  
 Assessed: \$15,700  
 Exemptions: \$0  
 Taxable: \$15,700

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$15,700	\$15,700	\$0	\$15,700
2014	\$16,700	\$16,700	\$0	\$16,700
2013	\$16,100	\$16,100	\$0	\$16,100

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-10-2004	1990 / 2375	XX00	WD	Irving,Denzil G	\$73,000
07-01-2002	1555 / 0104	XX01	SP	Fairbanks Capital Corp,	\$18,000
02-28-2002	1502 / 0491	XX01	CT	Maddrie,Rozelle	\$100

**Primary Building Information**

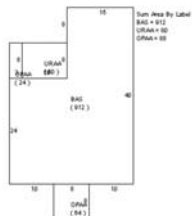
Finished Area of this building: 912 SF  
 Gross Area of this building: 1,080 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD  
 Year Built: 1960 Frame: Grade: D Effective Year: 1960  
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF): 912  
 Gross Area (SF): 1,080  
 Land Size (acres): 0.16  
 Land Size (SF): 7,000  
 Total Building Count: 1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1960

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: 15-1645

Address: 2005 Avenue P

Date: September 7, 2016

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate
  
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? None, still in violation. Owner plans to sell the property as is.
  
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? 3 including this one.

**Special Magistrate Blandino Hearing****7. B.****Meeting Date:** 11/02/2016**Information****SUBJECT:**

15-1657	1402 Reynolds Court	Simonson, Robert & F. Sandra	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 01, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Franca Simonson 1273 NW 11th Street Boynton Beach, FL 33426	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 304.7 Roofs and Drainage.  
 IPMC 304.13 Window and Door Frames.  
 IPMC 305.3 Interior Surfaces.  
 IPMC 309.1 Infestation.

**FINDINGS/ORDER:**

April 6, 2016 Special Magistrate found Franca Simonson responsible for the above listed violations and gave her 90 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

1. July 18, 2016 an inspection was made, the violations were not in compliance, the fines began.
2. August 7, 2016 received letter from Mr. and Mrs. Simonson requesting the fines be stopped and waived/or reduced.
3. The fines continue to accrue at \$100.00 per day.
4. September 7, 2016 Special Magistrate heard request for stopping and/or rescinding the fines. He continued the request for 60 days to allow for compliance; however, the fines will continue to accrue.

**RECOMMENDATION:**

To date (September 15, 2016) \$5,920.00 with \$20.00 recording fees.

To be determined.

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## Attachments

Request  
Tax Card  
3 Criteria

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## Form Review

Form Started By: Collen Greer  
Final Approval Date: 09/15/2016

Started On: 08/12/2016 10:52 AM

8-7-16

City of Ft Pierce (Code Enforcement Division)

To whom it may concern,

I, Robert J. Simonson + my wife Franca S. Simonson who reside in Boynton Beach, FL (Palm Beach County) Have filed for divorce in Palm Beach Cty + is a matter of public record. Our properties located @ 2005 Ave P Ft Pierce 34950 (1) 1402 Reynolds Ct. Ft P. 34950 + (2) 2905 Dunbar St Ft P 34947. Are all being short sold because we can no longer afford the losses + repairs needed to all 3 houses. I would like to appear in front of the City Magistrate to stop the fines on the properties we can NO LONGER afford.

Thank you!

Sincerely, Robert Simonson  
(954) 655-8664

HM address: Robert + F. Sandra Simonson

( 1273 N.W. 11th ST.  
Boynton Beach FL 33426 )

cell (954) 655-8664

cell (561) 376-6015

most days / hours

only available Thurs AM 8-12am

RECEIVED

AUG 08 2016

Building Department

KC

**Property Identification**

Site Address: 1402  
REYNOLDS CT  
Map ID: 24/04H

Parcel ID: 2404-814-0041-  
000-4  
Zoning: R4

Account #: 17934  
Use Type: 0100

Sec/Town/Range:  
04/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Franca Simonson  
1273 NW 11th St  
Boynton Beach, FL 33426

**Legal Description**

LINCOLN HTS. BLK 5 LOT 2-LESS 14ST R/W- AND ALL  
LOTS 3 AND 4 (OR 2021-752)

**Current Values**

Just/Market: \$23,000 Assessed: \$23,000  
Exemptions: \$0 Taxable: \$23,000

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$23,000	\$23,000	\$0	\$23,000
2014	\$23,900	\$23,900	\$0	\$23,900
2013	\$22,800	\$22,800	\$0	\$22,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-16-2004	2021 / 0752	XX00	WD	L and Y Property Management	\$68,000
10-14-2003	1824 / 0907	XX00	WD	Okolichany,Ron	\$52,500
06-24-2003	1741 / 1309	XX01	CT	Young,Julius	\$100

**Primary Building Information**

Finished Area of this building: 816 SF  
Gross Area of this building: 1,112 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD+  
Year Built: 1962 Frame: Grade: D+ Effective Year: 1976  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 2 A/C %: 0% Electric: AVERAGE 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):	816
Gross Area (SF):	1,112
Land Size (acres):	0.24
Land Size (SF):	10,268
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: 15-1657**

**Address: 1402 Reynolds Court**

**Date: September 7, 2016**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate**
  
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? **None, Still in Violation. Owner plans on selling the property as is.**
  
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? **3 including this one.**

**Special Magistrate Blandino Hearing****7. C.****Meeting Date:** 11/02/2016**Re:** Case #14-1543 - 1709 N 16th Street - RECALL**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

14-1543	1709 N 16th Street	Sturrup, Alfredia	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	July 21, 2014	Type of Presentation:	Extension of Time - RECALL	
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**OWNER:**

<b>OWNER:</b> Alfredia Sturrup P. O. Box 884 Loxahatchee, FL 33470	<b>EXECUTOR:</b> Johnny Brown 2003 Avenue Q Ft. Pierce, FL 34950	
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**VIOLATIONS:****Section(s): 5-368 (1) (3) (4) Property Maintenance****CORRECTIVE ACTIONS:**

1. On November 5, 2014 the Special Magistrate found the owners guilty and gave them 60 days to comply or be assessed \$250.00 per day until property was in compliance.
2. December 16, 2014 Office Avery exercised his administrative authorization and granted a 90 day extension issuing a warning that if the property did not come into compliance, owners would have to go before the Special Magistrate to request more time.
3. February 27, 2015 received a request for extension of time.
4. February 11, 2016 received another request for extension of time.
5. March 2, 2016 Special Magistrate ordered a 180 day extension of time to comply the violations. The expiration date is September 2, 2016
6. September 7, 2016 the Special Magistrate heard the request and learning that the City Attorney, lola Mosley has been communicating with Mr. Brown's attorney, continued the case until the October 5 meeting.

**RECOMMENDATION:**

1. To be determined.

**Attachments**

Order  
Tax Card

## Form Review

Form Started By: Collen Greer  
Final Approval Date: 10/11/2016

Started On: 08/16/2016 01:51 PM

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

SM CASE # 14-1543

RE: Violation of Section(s): 5-368 (1) (3) (4)

TO: Mr. Johnny Brown  
2003 Avenue Q  
Ft. Pierce, FL 34950

Violator: ALFREDIA STURRUP (Deceased)  
PO BOX 884  
LOXAHATCHEE, FL 33470

Property Address: 1709 N 16TH ST      Tax ID #: 2404-512-0001-000/5  
Legal Description: IRENE PLAZA BLK 1 LOTS 1 AND 2 (OR 3198-2533)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

**THIS CAUSE** came before the Special Magistrate on March 2, 2016 upon the request of the Johnny Brown, 2003 Avenue Q, Ft. Pierce, FL 34950, uncle of Alfredia Sturruup (deceased) for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly, it is **ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015 is hereby approved.
2. The property must be maintained, boarded up, and secure and in the event the violation is not remedied within 180 days after the date of this Order, the Respondent is ordered to contact the Code Enforcement Staff and request an additional hearing for another extension of time.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149, when the violation is corrected.

**DONE AND ORDERED this 3rd day of March, 2016.**



\_\_\_\_\_  
Frank Blandino, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
3rd DAY OF March, 2016.



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4166051 03/04/2016 at 09:20 AM  
OR BOOK 3843 PAGE 17 - 17 Doc Type: ORD  
RECORDING: \$10.00

**Property Identification**

Site Address: 1709 N 16th ST  
 Map ID: 24/04N  
 Parcel ID: 2404-512-0001-000-5  
 Zoning: R3  
 Account #: 16399  
 Use Type: 0100  
 Sec/Town/Range: 04/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Alfredia Sturup (EST)  
 %Johnny C Brown  
 2003 Avenue Q  
 Fort Pierce, FL 34950

**Legal Description**

IRENE PLAZA BLK 1 LOTS 1 AND 2 (OR 3198-2533)

**Current Values**

Just/Market: \$18,300  
 Exemptions: \$0  
 Assessed: \$18,300  
 Taxable: \$18,300

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$18,300	\$18,300	\$0	\$18,300
2014	\$20,400	\$20,400	\$0	\$20,400
2013	\$18,000	\$18,000	\$18,000	\$0

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-19-2010	3198 / 2533	0130	WD	Brown, Johnnie C	\$100
12-01-1986	0527 / 0601	XX01	CV		\$23,000
07-01-1986	0507 / 1906	XX01	CV		\$18,600

**Primary Building Information**

Finished Area of this building: 1,948 SF  
 Gross Area of this building: 2,263 SF

**Exterior Data**

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HC-  
 Year Built: 1940 Frame: Grade: C- Effective Year: 1940  
 Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 3 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: Carpet



**Total Areas**

Finished/Under Air (SF): 1,948  
 Gross Area (SF): 2,263  
 Land Size (acres): 0.32  
 Land Size (SF): 14,080  
 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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