

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Tuesday November 15, 2016 - 9:00 a.m.

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	16-2511	1119 Hernando Street	Paradis, Paul E Paradis, Elizabeth A	Isaac Saucedo
2.	16-2260	1128 Hernando st	Jacob & Janyce Lieberman	Isaac Saucedo
3.	16-2276	1123 Hernando St	Wood, David & Tiffany	Isaac Saucedo
4.	16-2278	1138 Hernando St	Dufault, Shawn A	Isaac Saucedo
5.	16-2273	1125 S Ocean Dr	Formento (TR), Jocelyn	Isaac Saucedo
6.	16-2274	1136 S Ocean Dr	Rossmann, Micheal & Jessyca	Isaac Saucedo
7.	16-2275	1119 Hernando St	Paradis, Paul E	Isaac Saucedo
8.	16-2344	1144 Fernandina St	Tomaszewski, Stanley J Alvite, Annabelle C	Isaac Saucedo
9.	16-1306	108 S 29th St.	Williams, Jacquelyn	Shaun Coss
10.	16-1801	2801 Virginia Ave #6	Land Trust Service Corp (TR)	Shaun Coss

11.	16-1308	1007 N 21st St Unit A	Hadley III, Eddie	Shaun Coss
12.	16-1310	2108 Barcelona Ave	Howard, John	Shaun Coss
13.	16-2464	1101 Avenue D	Wilson Sr, Darrell Brenda Brunson Christopher Wilson Sr.	Peggy Arraiz Cont. from Nov 1, 2016 Meeting

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

1.	16-0174	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
2.	16-0175	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
3.	15-2091	1217 Easter Avenue	Carranza, Lucia H	Shaun Coss

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

1.	07-0814	708 Grandview Boulevard	Ibrahim, Rudaina	Peggy Arraiz
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7. **REQUEST FOR EXTENSION OF TIME**

1.	15-1078	508 Emil Drive	Wilson, Avril	Shaun Coss
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8. **NEW BUSINESS**

9. **OLD BUSINESS**

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Ross Hearing**

**4. 1.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2511 - 1119 Hernando Street

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

**Information**

**SUBJECT:**

16-2511	1119 Hernando Street	Paradis, Paul E Paradis, Elizabeth A	Isaac Saucedo
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**CASE INFORMATION:**

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

OWNER Paul E Paradis Elizabeth A Paradis 58 Oaks St Brattleboro, VT 05301	OCCUPIED BY: Andrew J Euell 1119 Hernando St, Apt B Fort Pierce, FL 34949
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**VIOLATIONS:**

Section(s): 22-22. - Allowed uses

Section(s): 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that the Special Magistrate finds the violator(s) has conducted short term rentals and continues to do so. The rentals that have already commenced are considered irreversible and irrevocable in nature and that a fine equal to one weeks rental of \$1141.00 be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

Final Approval Date: 11/10/2016

**Special Magistrate Ross Hearing**

**4. 2.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2260 - 1128 Hernando st

**Information**

**SUBJECT:**

16-2260	1128 Hernando st	Jacob & Janyce Lieberman	Isaac Saucedo
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**CASE INFORMATION:**

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

<b>OWNER:</b> Jacob Lieberman Janyce R Lieberman 1034 Coral Circle Boynton Beach, FL 33426	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one months rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/04/2016 09:02 AM



**Special Magistrate Ross Hearing**

**4. 3.**

**Meeting Date:** 11/15/2016

**Re:** Case # 1123 Hernando st

**Information**

**SUBJECT:**

16-2276	1123 Hernando St	Wood, David & Tiffany	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> David C Wood Tiffany M Wood 1123 Hernando St Fort Pierce, FI 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/04/2016 09:35 AM



**Special Magistrate Ross Hearing**

**4. 4.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2278 -1138 Hernando St

**Information**

**SUBJECT:**

16-2278	1138 Hernando St	Dufault, Shawn A	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Shawn A Dufault 1138 Hernando St Fort Pierce, Fl 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

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



**Special Magistrate Ross Hearing**

**4. 5.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2273 - 1125 S Ocean Dr.

**Information**

**SUBJECT:**

16-2273	1125 S Ocean Dr	Formento (TR), Jocelyn	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jocelyn Formento (TR) 131 Stanford Ave Santa Cruz, CA 95062	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/04/2016 12:14 PM

**Special Magistrate Ross Hearing**

**4. 6.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2274 - 1136 S Ocean Dr

**Information**

**SUBJECT:**

16-2274	1136 S Ocean Dr	Rossman, Micheal & Jessyca	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Micheal J Rossman Jessyca K Rossman ?1136 S Ocean Dr Fort Pierce, FI 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/04/2016 12:32 PM



**Special Magistrate Ross Hearing**

**4. 7.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2275 - 1119 Hernando St

**Information**

**SUBJECT:**

16-2275	1119 Hernando St	Paradis, Paul E	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 29, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Paul E Paradis Elizabeth A Paradis 1119 Hernando St Apt B Fort Pierce, FI 34949	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Sec. 22-22. - Allowed uses.  
Section 9-27 (B) – Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds he violator has conducted short term rentals and if he continues to do so; the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The city also requests and immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/04/2016 12:40 PM



**Special Magistrate Ross Hearing**

**4. 8.**

**Meeting Date:** 11/15/2016

**Re:** Case # 16-2344 - 1144 Fernandina Street

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

**Information**

**SUBJECT:**

16-2344	1144 Fernandina St	Tomaszewski, Stanley J Alvite, Annabelle C	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	October 11, 2016	Type of Presentation:	Repeat
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**OWNER:**

OWNER: Stanley J Tomaszewski Annabelle C Alvite P.O. Box 937 Kotzebue, AK 99752	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 22-22 Allowed uses

Section(s): 9-27 (B) Doing Business without a Tax

**CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/short-term-vacation-rentals>.

**RECOMMENDATION:**

The City requests that the Special Magistrate finds the violator(s) has conducted short term rentals and continues to do so in violation of the Order Determining Violation dated July 21, 2016. In addition to being a repeat violation, the rentals that have already commenced are considered irreversible and irrevocable in nature and that a fine of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

**Form Review**

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

Started On: 10/11/2016 11:57 AM



**Special Magistrate Ross Hearing****4. 9.****Meeting Date:** 11/15/2016**Re:** Case #16-1306 - 108 S 29th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1306	108 S 29th St.	Williams, Jacquelyn	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 23, 2016	Type of Presentation:	Regular
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**OWNER:**

OWNER: Jacquelyn A Williams 3162 Bollard Rd West Palm Beach, FL 33411	OCCUPIED BY:
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**VIOLATIONS:**

**Setion(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 Structure, IPMC 304.5 Foundation Walls, IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.2 Openable Windows, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 403.2 Bathrooms and Toilet Rooms Ventilation, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 605.3 Luminaires, IPMC 605.4 Wiring, IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. There is raw sewage on the ground; hire a properly licensed plumber to repair all leaking or defective piping. Provide documentation upon completion.
2. The electrical panel cover is not attached properly and is exposed to weather; hire a properly licensed electrician to repair the panel. Provide documentation upon completion.
3. The house is infested with rats and winged termites. Have the property professionally treated and provide documentation upon completion.
4. Install smoke alarms as required.
5. Repair or replace all broken window glazing. Plexiglass and plywood are not approved replacement materials.
6. Seal all exterior holes and cracks allowing entry of rodents.
7. Seal all interior holes and cracks to prevent further entry of rodents.
8. Repair the damaged flooring in the kitchen and the damaged concrete in the carport. Both present a tripping hazard.
9. Hire a properly licensed electrician to repair or replace faulty outlets, switches and non-working light fixtures. A luminaire must be provided in the bathroom.

10. Properly attach the patio light to the wall; properly attach the conduit to the exterior north wall; and provide proper coverings for exposed wiring on the ceiling fan and in the bedroom.
11. Replace all damaged faceplates.
12. Remove flexible cords running through doors and windows.
13. Repair or replace the bathroom ventilation fan.
14. Repair or replace the bathroom sink faucet and piping.
15. Repair or replace all damaged interior doors.
16. Replace the rotten wood adjacent to the window a/c units.

**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

Started On: 10/24/2016 04:10 PM

**Special Magistrate Ross Hearing****4. 10.****Meeting Date:** 11/15/2016**Re:** Case #16-1801 - 2801 Virginia Ave #6**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

16-1801	2801 Virginia Ave #6	Land Trust Service Corp (TR)	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> Land Trust Service Corp (TR) PO Box 186 St Lake Wales, FL 33859	<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 304.7 Roofs & Drainage****IPMC 305.3 Interior Surfaces****IPMC 404.7 Food Preparation****IPMC 504.1 Plumbing Fixtures****IPMC 603.1 Mechanical Equipment****IPMC 704.2.1 Smoke Alarms****CORRECTIVE ACTIONS:**

1. Install smoke alarms as required.
2. Replace the water heater
3. Repair or replace the refrigerator.
4. Repair or replace the roof where it is leaking as evidenced by the damaged ceiling, mold and the soffit that has been replaced.
5. Repair or replace the toilet seat.

**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: 11/10/2016

Started On: 10/24/2016 04:26 PM



**Special Magistrate Ross Hearing****4. 11.****Meeting Date:** 11/15/2016**Re:** Case #16-1308 - 1007 N 21st St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1308	1007 N 21st St Unit A	Hadley III, Eddie	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 23, 2016	Type of Presentation:	Regular (rescheduled)
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**OWNER:**

<b>OWNER:</b> Eddie C Hadley III & Diane Hadley 15838 Golden Club St. Clermont, FL 34711	<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 108.1.3 Structure Unit for Human Occupancy**  
**IPMC 304.5 Foundation Walls**  
**IPMC 304.13 Windows, Doors & Frames**  
**IPMC 305.3 Interior Surfaces**  
**IPMC 309.1 Infestation**  
**IPMC 704.2 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Install smoke alarms as required.
2. Seal all holes in the interior and exterior walls allowing entry of rodents.
3. The property is infested with mice. Have the property treated for the infestation.
4. Repair or replace the damaged ceiling in the kitchen where the plaster is cracked.
5. Replace the tile in the shower to prevent entry of water into the walls.
6. Replace the weather stripping and/or door sweeps on both doors.
7. Replace the faceplates on the electrical outlet by the stove.

**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: Collen Greer  
Final Approval Date: 11/10/2016

Started On: 10/26/2016 10:04 AM

**Special Magistrate Ross Hearing**

**4. 12.**

**Meeting Date:** 11/15/2016

**Re:** Case #16-1310 - 2108 Barcelona Ave

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

**Information**

**SUBJECT:**

16-1310	2108 Barcelona Ave	Howard, John	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 23, 2016	Type of Presentation:	Regular (rescheduled)
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**OWNER:**

<b>OWNER:</b> John Howard 2108 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 stucco work and the replacement of windows and doors.

**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: Collen Greer  
Final Approval Date: 11/10/2016

Started On: 10/26/2016 10:06 AM

**Special Magistrate Ross Hearing**

**4. 13.**

**Meeting Date:** 11/15/2016

**Re:** 1101 Avenue D - Wilson's Pool Room

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

**Information**

**SUBJECT:**

16-2464	1101 Avenue D	Wilson Sr, Darrell Brenda Brunson Christopher Wilson Sr.	Peggy Arraiz Cont. from Nov 1, 2016 Meeting
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**CASE INFORMATION:**

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

OWNER: Darrell Wilson Sr. Brenda Brunson Christopher Wilson Sr. 4104 AVE R Fort Pierce, FL 34947	OCCUPIED BY: Wilson's Game Room 1101 Avenue D Fort Pierce, FL 34950
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**VIOLATIONS:**

Section 9-27 (B) – Doing Business without a Tax  
Section 3-13 (B) Bottle Clubs

**CORRECTIVE ACTIONS:**

Cease and desist operating the bottle club immediately. Alcohol is not permitted to be consumed on these premises without proper Business tax receipt. This activity is in violation of Sec 9-27 (b) and may result in the suspension of all utility services.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given zero (0) days to comply or a fine of \$250.00 per day be assessed and order all utilities to the premises be suspended while the violation continues. The City additionally requests that the Special Magistrate order that this location be monitored for continued compliance for a period of twelve (12) months and any violation of the Special Magistrate's order will result in the same.

**Form Review**

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

Started On: 11/07/2016 11:53 AM



**Special Magistrate Ross Hearing****5. 1.****Meeting Date:** 11/15/2016

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**Information****SUBJECT:**

16-0174	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	January 20, 2016	Type of Presentation:	Massey (rescheduled)
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**OWNER:**

<b>OWNER:</b> Jane Ann Ten Eyck Bazan 5380 NW Dell Court St. Lucie West, FL 34986	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section(s): 5-369 Vacant Buildings

Section(s): 16-46, 16-47, 16-48 (1) (5) (7)(15) Nuisance as a Condition

**FINDINGS/ORDER:**

Matter was not heard by the Special Magistrate and no order was issued. Nuisance abatement case processed through the administrative procedures outlined in Sec. 16-49.

**ACTION DATES:**

1. January 20, 2016 - Notice of Violations was sent via certified mail. Notice provides owner 10 days to come into compliance or to request a hearing.
2. January 22, 2015 - Green card was signed by C. Bazan and returned to the Code Enforcement office.
3. April 7, 2016 - Inspection was made, property was not in compliance.
4. April 8, 2016 - Staff posted the property as required by Sec. 16-49.
5. June 20, 2016 - The City's contractor, Gone Fishing Landscaping & More LLC, corrected the violations.
6. August 22, 2016 - Invoice mailed to property owner. Invoice provides an additional opportunity to contest the charges prior to a lien being filed.
7. September 6, 2016 - Ms. Jane A Bazan sent notice to the City contesting the charges.

**RECOMMENDATION:**

Total amount of Nuisance Abatement lien is \$1,225.00. (\$1125.00 for charge, \$100.00 admin. fees)

Recommendation to be determined.

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**Attachments**

Tax Card  
Green Card  
Posting  
Invoice  
Letter  
Inv 2

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## Form Review

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

Started On: 10/26/2016 10:08 AM

**Property Identification**

Site Address: 131 N 15th ST Parcel ID: 2409-510-0011- Account #: 21500 Sec/Town/Range:  
 000-7 09/35S/40E  
 Map ID: 24/09N Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce

**Ownership**

Jane A Teneyck  
 Wayne A Teneyck Jr (EST)  
 5380 NW Dell CT  
 Port St Lucie, FL 34986

**Legal Description**

KILLER'S S/D BLK A LOT 11 (OR 208-744: 1568-1493)

**Current Values**

Just/Market: \$24,100 Assessed: \$22,440  
 Exemptions: \$0 Taxable: \$22,440

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$24,100	\$22,440	\$0	\$22,440
2015	\$20,400	\$20,400	\$0	\$20,400
2014	\$20,300	\$20,300	\$0	\$20,300

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-16-2002	1568 / 1493	XX01	QC	Teneyck, Wayne A	\$10,000
01-01-1900					\$0

**Primary Building Information**

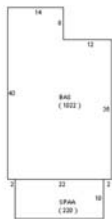
Finished Area of this building: 1,022 SF  
 Gross Area of this building: 1,242 SF

**Exterior Data**

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: HD
Year Built: 1924	Frame:	Grade: D	Effective Year: 1960
Primary Wall: Wood no Sh	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Double Pine



**Total Areas**

Finished/Under Air (SF):	1,022
Gross Area (SF):	1,242
Land Size (acres):	0.18
Land Size (SF):	7,750
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

This information is believed to be correct at this time but it is subject to change and is not warranted.  
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. **JANE A TENEYCK  
WAYNE A TENEYCK JR (EST)  
5380 NW DELL CT  
PORT ST LUCIE, FL. 34986**

**RE: CASE # 16-174  
MGM**



**9590 9403 0956 5223 2657 38**

2. Article Number (Transfer from service label)

**015 1520 0002 8772 8465**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Charles J. Bayan*

Agent  
 Addressee

B. Received by (Printed Name)

**C. BAZAN**

C. Date of Delivery

**1-22-16**

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

**131 N. 15 ST**

3. Service Type

- |  |  |
|--|--|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®              |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                    |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise      |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™             |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted   |
| <input type="checkbox"/> Insured Mail                                  |  |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |  |



131 N. 15 ST



*Mrs. Jane Ann Ten Eyck Bazan*

*5380 NW Dell Court*

*St. Lucie West, FL 34986*

Wednesday September 06, 2016,

Code Enforcement office

City Of Fort Pierce

P.O. Box 1480

Fort Pierce, FL 34954-1480

RE: Invoice #31676 and Invoice#31677

131 N 15th St. 200.00  
emerg rep lien 1225.00

To whom it may concern:

I received notice on April 8<sup>th</sup> 2016, that my father's house was in violation as a vacant building and that its condition was a nuisance. My father moved out of that home in the fall of 2007 and at that time the house was in good condition. My husband has been taking care of mowing the lawn and trimming trees and locking the front gate as well as securing the back fence that had become separated at one time. The local police know that no one should be cutting that lock to gain entrance or hopping the fence, the police know it is trespassing and they have the correct contact numbers to call. There is no electricity, no water and no gas available to the house. Code enforcement would have known this had they returned my phone calls.

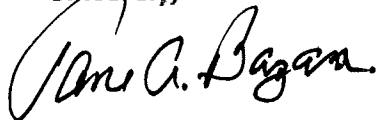
Since receiving that notice I have called 772-467-3000 numerous times. My call was always transferred to someone named Mike Morabito ext.3154, he returned my call once when I was unable to answer, I called him right back and I was stuck with his voice mail again. When I would call the main number I would ask if there was anyone else who could talk with me or help me I was told abruptly no and transferred to ext. 3154 again.

What I was trying to get across to Mike is that both my husband and I are disabled, there are quite a lot of things that take a long time to do and they cannot be done in the extreme heat

that we have been experiencing. I also tried to tell you countless times that we could not afford to have the work done for us. We live on a fixed income and cannot afford a bill \$1,425.00, nor can we afford the payments on such a bill.

I am the owner of that property and I did not give anyone permission to step foot on it. What if one of the workers had been seriously hurt, are you going to try to charge me for that to? They were TRESSPASSING and if anyone entered my home that is BURGLARY!!! If anything this is attempted FRAUD because you performed unauthorized work and then you try to make the homeowner pay for it. How many other times have you harassed or discriminated against the disabled? It is your code enforcement department that has caused me more mental anguish by worrying about this entire incident, I think you should pay me the \$1425.00.

Sincerely,

A handwritten signature in cursive script that reads "Jane A. Bazan". The signature is written in black ink and is positioned above the printed name.

Jane A Bazan

INVOICE

TO: JANE A TENEYCK  
WAYNE A TENEYCK JR (EST)  
5380 NW DELL CT  
PORT ST LUCIE, FL 34986

INVOICE NO: 31677  
DATE: 8/22/16

CUSTOMER NO: 5134/6625

TYPE: EM - 001 0000 115 14 00 EMER R

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ADMIN EMER REPAIR	100.00	100.00
1.00	EMERGENCY REPAIR LIENS	1,125.00	1,125.00

\*\*\* \*\*

DATE OF SERVICE: 06/20/2016 CITED BY: M MORABITO  
 ADDRESS: 131 N 15TH ST  
 TAX ID #: 2409-510-0011-000/7  
 PERFORMED BY: GONE FISHING LANDSCAPING & MORE LLC  
 \*\*\* \*\*

"IF YOU WOULD LIKE TO CONTEST THIS FINE OR DISAGREE WITH THE WORK PERFORMED, THEN YOU MUST RESPOND IN WRITING, STATING A DETAILED REASON AS TO WHY YOU DISAGREE. THIS STATEMENT MUST BE RECEIVED BY OUR OFFICE WITHIN TWENTY DAYS FROM THE DATE OF THIS INVOICE. IF WE DO NOT HEAR FROM YOU WITHIN TWENTY DAYS OR RECEIVE PAYMENT BY THE DUE DATE, A LIEN WILL BE FILED AGAINST THE PROPERTY; INTEREST WILL BE CHARGED AT THE RATE OF 6% PER YEAR FROM THE ORIGINAL INVOICE DATE."

TOTAL DUE: \$1,225.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 8/22/16 DUE DATE: 8/22/16 NAME: TENEYCK, JANE A  
 CUSTOMER NO: 5134/6625 TYPE: EM - 001 0000 115 14 00 EMER R

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FT PIERCE  
 P O BOX 1480  
 34954

34954-1480 (772) 467-3000

INVOICE NO: 31677 AMOUNT: \$1,225.00  
 TERMS: NET 0 DAYS

TO: Finance  
FROM: Code Enforcement Division  
RE: Request for Payment

*new*  
*5134*

DATE: July 15, 2016 DATE OF REPAIR: 06/20/2016

P.O. # 16-1304 Account # 001-2903-524.34-50

Request payment to be made to: Gone Fishing Landscaping & More LLC  
3509 Avenue T  
Fort Pierce, FL 34947

In the amount of \$ 1125.00 for nuisance abatement services.

Parcel #: 2409-510-0011-000/7

Case #: 16-00000175

Cited By: Mike Morabito

Legal Description: KILLER'S S/D BLK A LOT 11 (OR 208-744: 1568-1493)

Current Owner: JANE A TENEYCK  
5231 NW N LOVOY CIR  
PORT ST LUCIE, FL 34986

**Address: 131 N 15TH ST**

Comments: The above listed address has been determined to be a nuisance or have conditions that are contributing to the blighted area in which this property is located. Due to failure of the owner to remedy the identified problems, the above named contractor was hired to remedy the conditions that have contributed to the deterioration of this area.

Inspected by: *[Signature]* Date: 7/16/16  
Mike Morabito, Code Enforcement Officer

And found to be in compliance.

Approved for payment by: *[Signature]* Date: 7/19/16  
Margaret M. Arraiz, Code Compliance Manager

And request that the owner be billed for the actual cost of remediation, plus the appropriate administrative charge.

Contractor's statement attached.

Invoice #: 150984

Tax ID #: 2409-510-0011-000/7

Case #: 16-00000175

Legal Description: KILLER'S S/D BLK A LOT 11 (OR 208-744: 1568-1493)

Cited By Mike Morabito

RE: 131 N 15TH ST

Owner: JANE A TENEYCK  
5231 NW N LOVOY CIR  
PORT ST LUCIE FL 34986

Sections in violation: 16-46, 16-47, 16-48(1)(7)(9)(10)(18)

Comments: ALL WINDOWS AND DOORS MUST BE COVERED WITH EXTERIOR GRADE PLYWOOD. WOOD IS TO BE PAINTED EITHER WHITE OR TO MATCH THE BUILDING.

Property Size	L	W	Acre	Square Feet
(LxW or Acreage)				
				LxW
				Acre
				Total
				0
				0
				0
<b>Non-Movable Area</b>	<b>L</b>	<b>W</b>	<b>Sq. Ft</b>	
(structures, pavement, etc.)				
				LxW
				Sq. Ft
				Total
				0
				0
				0
				<b>Total Billable Square Feet</b>
				<b>0</b>
<b>Special Notes:</b>	13 Windows & 2 doors.			



06-20-20

6:06:48 AM

06-20-2016 11:2 AM

**Special Magistrate Ross Hearing****5. 2.****Meeting Date:** 11/15/2016

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**Information****SUBJECT:**

16-0175	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	January 20, 2016	Type of Presentation:	Massey (rescheduled)
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**OWNER:**

<b>OWNER:</b> Jane Ann Ten Eyck Bazan 5380 NW Dell Court St. Lucie West, FL 34986	<b>OCCUPIED BY:</b>
--	---------------------

**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Nuisance as a Condition

**FINDINGS/ORDER:**

Matter was not heard by the Special Magistrate and no order was issued. Nuisance abatement case processed through the administrative procedures outlines in Sec. 16.49.

**ACTION DATES:**

1. January 20, 2016 - Notice of Violation was sent via certified mail. Notice provides owner 10 days to come into compliance or to request a hearing
2. January 22, 2015 - Green card was signed by C. Bazan and returned to the Code Enforcement office.
3. April 7, 2016 - Inspection was made, property was not in compliance.
4. April 8, 2016 - Staff posted the property as required by Sec. 16-49.
5. June 20, 2016 - The City's contractor, Gone Fishing Landscaping & More LLC, corrected the violations.
6. August 22, 2016 - Invoice mailed to property owner. Invoice provides an additional opportunity to contest the charges prior to a lien being filed.
7. September 6, 2016 - Ms. Jane A Bazan sent notice to the City contesting the charges.

**RECOMMENDATION:**

Total amount to date is \$200.00 (\$100.00 costs \$100.00 admin fees)  
To be determined.

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**Attachments**

Green Card  
Posting

Letter

Inv 1

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**Form Review**

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

Started On: 10/26/2016 10:09 AM

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. JANE A TENEYCK  
WAYNE A TENEYCK JR (EST)  
5380 NW DELL CT  
PORT ST LUCIE, FL. 34986

RE: CASE # 16-174  
MGM



9590 9403 0956 5223 2657 38

2. Article Number (Transfer from service label)

015 1520 0002 8772 8465

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Charles J. Bayan  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
C. BAZAN 1-22-16

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

131 N. 15 ST

3. Service Type
- |  |  |
|--|--|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®              |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                    |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise      |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™             |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted   |
| <input type="checkbox"/> Insured Mail                                  |  |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |  |



131 N. 15 ST

*Mrs. Jane Ann Ten Eyck Bazan*

*5380 NW Dell Court*

*St. Lucie West, FL 34986*

Wednesday September 06, 2016,

Code Enforcement office

City Of Fort Pierce

P.O. Box 1480

Fort Pierce, FL 34954-1480

RE: Invoice #31676 and Invoice#31677

131 N 15th St. 200.00  
emerg rep lien 1225.00

To whom it may concern:

I received notice on April 8<sup>th</sup> 2016, that my father's house was in violation as a vacant building and that its condition was a nuisance. My father moved out of that home in the fall of 2007 and at that time the house was in good condition. My husband has been taking care of mowing the lawn and trimming trees and locking the front gate as well as securing the back fence that had become separated at one time. The local police know that no one should be cutting that lock to gain entrance or hopping the fence, the police know it is trespassing and they have the correct contact numbers to call. There is no electricity, no water and no gas available to the house. Code enforcement would have known this had they returned my phone calls.

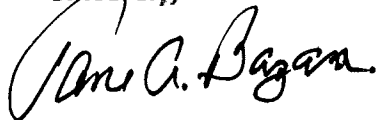
Since receiving that notice I have called 772-467-3000 numerous times. My call was always transferred to someone named Mike Morabito ext.3154, he returned my call once when I was unable to answer, I called him right back and I was stuck with his voice mail again. When I would call the main number I would ask if there was anyone else who could talk with me or help me I was told abruptly no and transferred to ext. 3154 again.

What I was trying to get across to Mike is that both my husband and I are disabled, there are quite a lot of things that take a long time to do and they cannot be done in the extreme heat

that we have been experiencing. I also tried to tell you countless times that we could not afford to have the work done for us. We live on a fixed income and cannot afford a bill \$1,425.00, nor can we afford the payments on such a bill.

I am the owner of that property and I did not give anyone permission to step foot on it. What if one of the workers had been seriously hurt, are you going to try to charge me for that to? They were TRESSPASSING and if anyone entered my home that is BURGLARY!!! If anything this is attempted FRAUD because you performed unauthorized work and then you try to make the homeowner pay for it. How many other times have you harassed or discriminated against the disabled? It is your code enforcement department that has caused me more mental anguish by worrying about this entire incident, I think you should pay me the \$1425.00.

Sincerely,

A handwritten signature in cursive script that reads "Jane A. Bazan". The signature is written in black ink and is positioned below the word "Sincerely,".

Jane A Bazan

INVOICE

TO: JANE A TENEYCK  
 WAYNE A TENEYCK JR (EST)  
 5380 NW DELL CT  
 PORT ST LUCIE, FL 34986

INVOICE NO: 31676  
 DATE: 8/22/16

CUSTOMER NO: 5134/5134

TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	100.00	100.00

DATE MOWED: 06/23/16  
 INSPECTED BY: M MORABITO  
 CASE #: 16-0174  
 PROPERTY ADDRESS: 131 N 15TH ST  
 PARCEL TAX ID: 2409-510-0011-000/7  
 \*\*\* \*\*

"IF YOU WOULD LIKE TO CONTEST THIS FINE OR DISAGREE WITH THE WORK PERFORMED, THEN YOU MUST RESPOND IN WRITING, STATING A DETAILED REASON AS TO WHY YOU DISAGREE. THIS STATEMENT MUST BE RECEIVED BY OUR OFFICE WITHIN TWENTY DAYS FROM THE DATE OF THIS INVOICE. IF WE DO NOT HEAR FROM YOU WITHIN TWENTY DAYS OR RECEIVE PAYMENT BY THE DUE DATE, A LIEN WILL BE FILED AGAINST THE PROPERTY; INTEREST WILL BE CHARGED AT THE RATE OF 6% PER YEAR FROM THE ORIGINAL INVOICE DATE."

TOTAL DUE: \$200.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 8/22/16 DUE DATE: 8/22/16 NAME: TENEYCK, JANE A  
 CUSTOMER NO: 5134/5134 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FORT PIERCE  
 P O BOX 1480  
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 31676 AMOUNT: \$200.00  
 TERMS: NET 0 DAYS

5134

TO: Finance

FROM: Code Enforcement Division

*new*

RE: Request for Payment

DATE: July 15, 2016

DATE MOWED: 06/23/2016

P.O. # 16-1304

Account # 001-2903-524.34-50

Request payment to be made to: Gone Fishing Landscaping & More, LLC  
3509 Avenue T  
Fort Pierce, FL 34947

In the amount of \$ 100.00 for clearing property

Parcel #: 2409-510-0011-000/7

Case #: 16-00000174

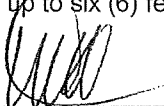
Cited By: Mike Morabito

Legal Description: KILLER'S S/D BLK A LOT 11 (OR 208-744: 1568-1493)

Current Owner: JANE A TENYCK  
WAYNE A TENYCK JR (EST) 5380 NW DELL CT  
PORT ST LUCIE, FL 34986

**Address: 131 N 15TH ST**

Comments: Weeds and grass need to be cut. Remove all trash and debris. Also, please trim the trees up to six (6) feet above the ground.

Inspected by:   
Mike Morabito, Code Enforcement Officer

Date: 7/16/16

And found to be in compliance.

Approved for payment by:   
Margaret M. Arraiz, Code Compliance Manager

Date: 7/19/16

And request that the owner be billed for the actual cost of clearing, plus the appropriate administrative charge.

Contractor's statement attached.

Invoice #: 150984

Tax ID #: 2409-510-0011-000/7

Case #: 16-00000174

Legal Description: KILLER`S S/D BLK A LOT 11 (OR 208-744: 1568-1493)

Cited By Mike Morabito

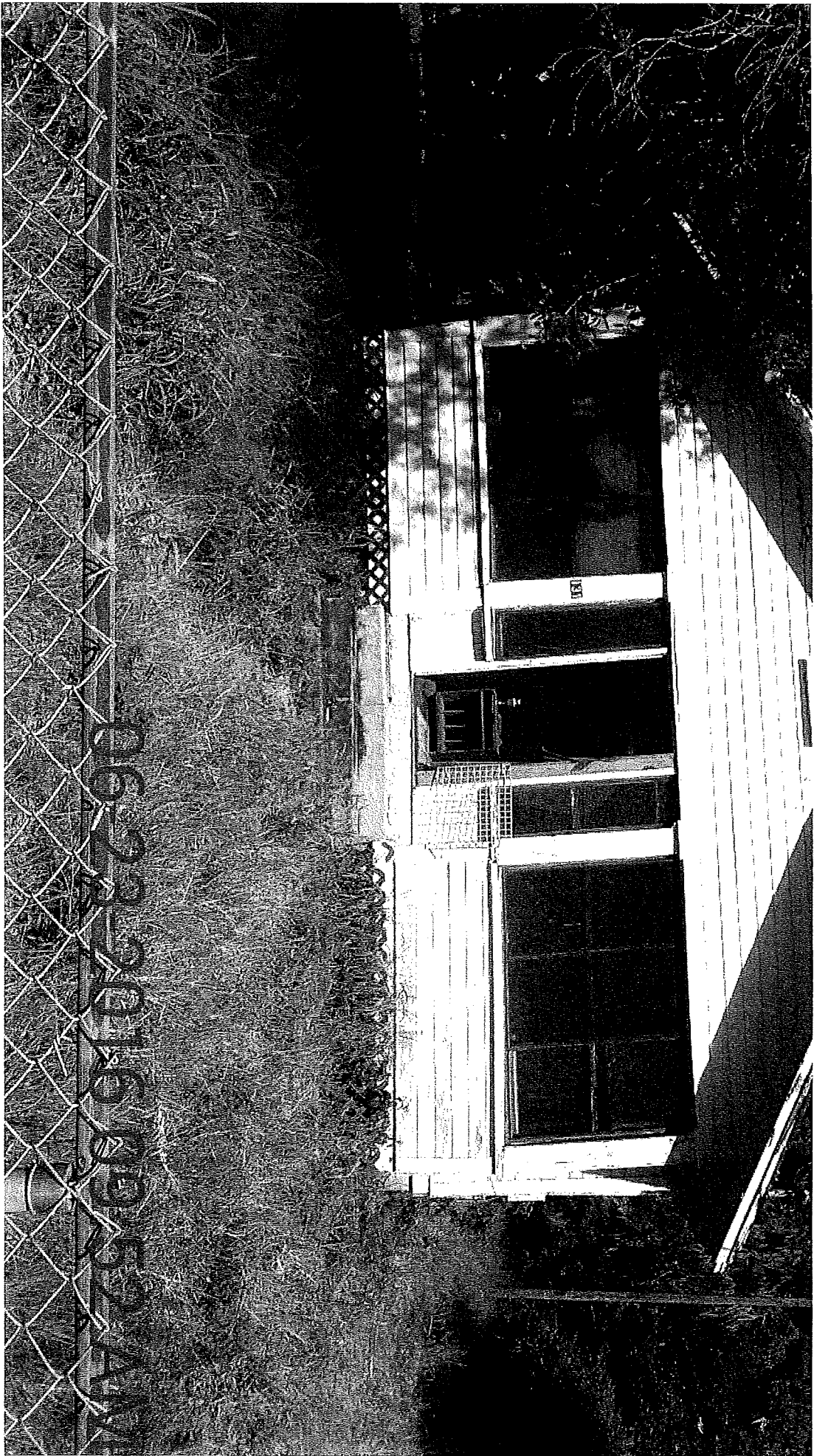
RE: 131 N 15TH ST

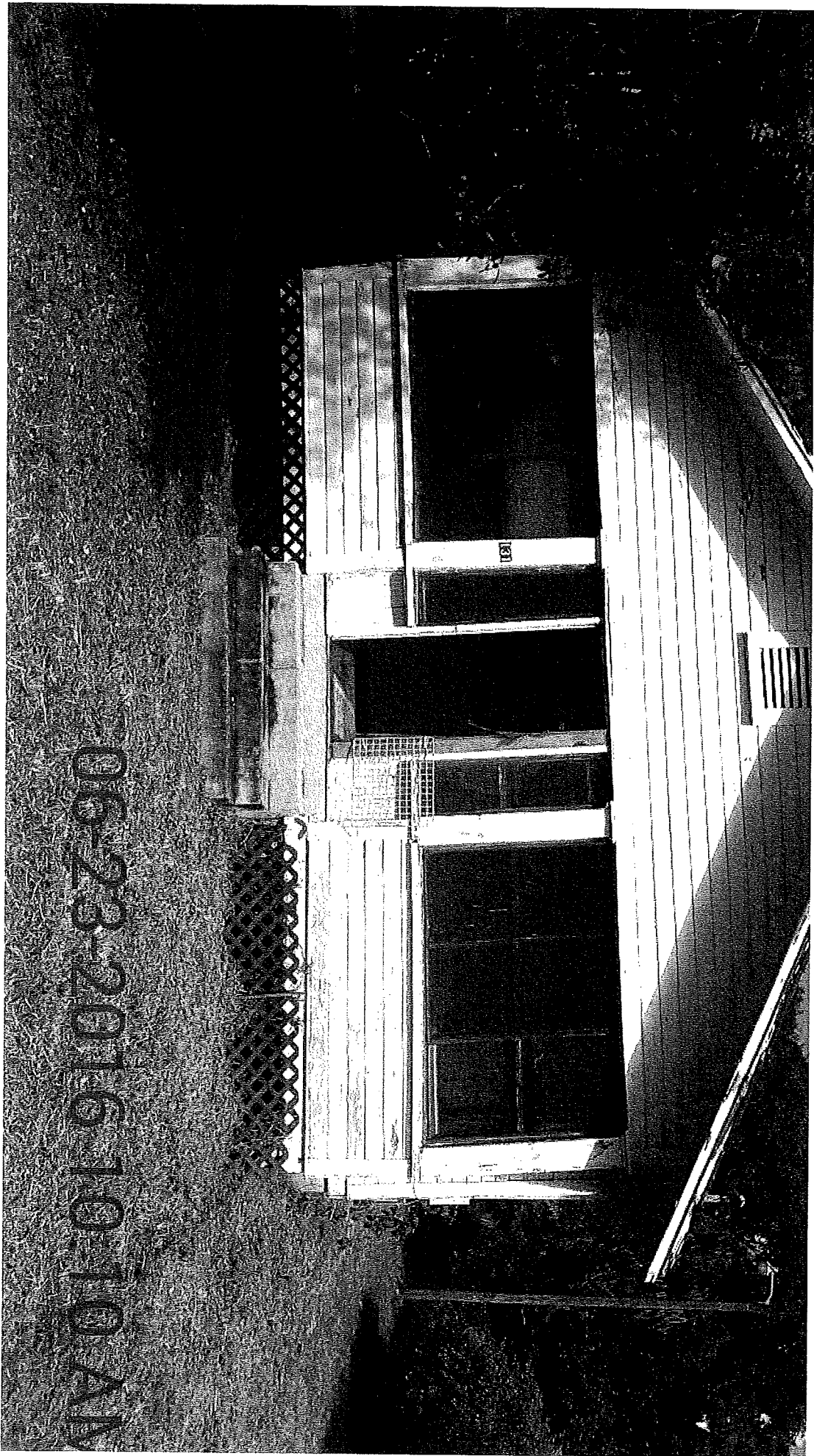
Owner: JANE A TENEYCK  
WAYNE A TENEYCK JR (EST) 5380 NW DELL CT  
PORT ST LUCIE FL 34986

Sections in violation: 16-46, 16-47, 16-48(1)(7)(9)(10)(18)

Comments: Weeds and grass need to be cut. Remove all trash, debris, dead trees and branches. Also, please trim all trees up to six (6) feet above the ground.

Property Size	L	W	Acre	Square Feet
(LxW or Acreage)			<del>XXXX</del>	LxW 0
	<del>XXXX</del>	<del>XXXX</del>		Acre 0
				Total 7750
Non-Mowable Area	L	W	Sq. Ft	
(structures, pavement, etc.)			<del>XXXX</del>	LxW 0
	<del>XXXX</del>	<del>XXXX</del>		Sq. Ft 0
				Total 1242
			Total Billable Square Feet	6508
Special Notes:				





06-23-2016 10:10 AM

**Special Magistrate Ross Hearing****5. 3.****Meeting Date:** 11/15/2016

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**Information****SUBJECT:**

15-2091	1217 Easter Avenue	Carranza, Lucia H	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 4, 2015	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Lucia H. Carranza 6715 NE Pinson Court Port St. Lucie, FL 34983	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.101.2.1 Unsafe Building  
IPMC 108.1.2 Unsafe Equipment  
IPMC 304.7 Roofs & Drainage  
IPMC 304.13, Windows, Doors & Frames  
IPMC 304.13.2 Openable Windows  
IPMC 305.3 Interior Surfaces  
IPMC 505.1 Water System  
IPMC 603.1 Mechanical Equipment  
IPMC 605.1 Electrical Equipment

**FINDINGS/ORDER:**

May 18, 2016 the Special Magistrate found Lucia H. Carranza responsible for the violations listed above 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:**

August 15, 2016 an extension of 30 days was issued by Marc Meyers.  
October 19, 2016 an inspection was made, the property was not in compliance, the fines began.  
October 25, 2016 received letter from Lucia Carranza requesting a hearing.  
Fines are as of this date October 31, 2016 \$1,220.00 (\$20.00 recording fees).

**RECOMMENDATION:**

To be determined.

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**Attachments**

Tax Card

Extension  
Request

---

**Form Review**

Form Started By: Collen Greer  
Final Approval Date: 11/03/2016

Started On: 10/31/2016 09:24 AM

**Property Identification**

Site Address: 1217 EASTER AVE  
Map ID: 24/09S

Parcel ID: 2409-823-0016-000-3  
Zoning: R4

Account #: 22911  
Use Type: 0800

Sec/Town/Range: 09/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Lucia H Carranza  
6715 NW Pinson Ct  
Port St Lucie, FL 34983

**Legal Description**

CRAMER'S ADDITION BLK 2 E 1/2 OFLOTS 7 AND 8 (OR 3628-216)

**Current Values**

Just/Market: \$54,300  
Exemptions: \$0

Assessed: \$41,580  
Taxable: \$41,580

Year  
2016  
2015

Just/Market  
\$54,300  
\$37,800

**Historical Values 3-year**

Assessed  
\$41,580  
\$37,800

Exemptions  
\$0  
\$0

Taxable  
\$41,580  
\$37,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-05-2014	3628 / 0216	0001	WD	McEntee,John D	\$50,000
03-30-2009	3082 / 2390	0112	SP	Deutsche Bank Nat Tr Co (TR),	\$13,900
01-20-2009	3070 / 1757	0112	CT	Jones,J B	\$100

**Primary Building Information**

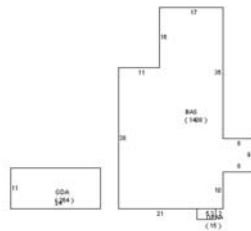
Finished Area of this building: 1,408 SF  
Gross Area of this building: 1,687 SF

**Exterior Data**

View: Roof Cover: Mtl Shingles Roof Structure: Gable Building Type: MFH  
Year Built: 1925 Frame: Grade: MFAQ Effective Year: 1980  
Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 2 Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	1,408
Gross Area (SF):	1,687
Land Size (acres):	0.16
Land Size (SF):	7,088
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.  
© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

July 12, 2016

To: Marc Meyers  
From: Lucia Carranza  
Location: 1217 Eastern Ave

Re: Permit to repair

Mr. Marc, I came ask you to an extention to time that you gave me to find a contract to do all repair my house need. I am working making a lot ~~I~~ contacts with General's contracts but still not count a schedule do see my property. They are busy until Aug 10. Please help me in this situation, if possible.

I really is worry about that. (30 days)  
Thank you in advance.

Lucia Carranza  
(772) 418-5350

RECEIVED  
JUL 12 2016  
Building Department  
XC.

OK TO EXTEND FOR  
COMPLIANCE FOR 30 DAYS  
OR UNTIL AUG. 15, 2016  
PER  
ME  
7/14/16

Permit No: 16-1712

## PLAN REVIEW COMMENT SHEET

Date: June 28, 2016

### Building Department Review

Owner: LUCIA CARRANZA      Phone:      Fax:  
Architect:      Phone:      Fax:  
Contractor: OWNER BUILDER      Phone: 607-0809      Fax:  
Location of Structure: 1217 EASTER AVE

**Contractor: Revisions will not be accepted, unless the following has been done. A cover letter from the designer, addressing each revision must accompany all revisions submitted for plan review. The cover letter must:**

- Answer each plan review comment.
- Indicate the sheet that the revision is on.
- The revised sheets that are re-submitted for plan review must have the revisions clouded.

Thank you in advance for helping us cut down the turn around time in the plan revisions review.

1. All work stated in case #16-1079 and 15-2091 has not been addressed. The following must be addressed as part of this renovation application:
  - a. Electrical work done without proper permits – need scope of work and subcontractor
  - b. Plumbing work done without proper permits – need scope of work and subcontractor
  - c. Roof leaking, repair or replace
    - i. if repairing an area less than 10x10 area then include scope of work in renovation and provide a roof subcontractor
    - ii. If more than 10x10 area then a separate permit will be required by a roofing contractor

2. A contractor will be required for this project. It doesn't appear that this property is for the use and occupancy of the owner-Per Section 489.103(7)
  - The case 15-2091 was generated due to a tenant complaint
  - An unlicensed contractor was cited on this property as part of case 16-1079
3. This structure is a duplex and it appears that work is taking place in both units – Permit is required for both sides (the Permit Specialist will make adjustments to the existing application to address this item)
4. The window/door form and the drawing indicate that all openings are being replaced, however no product approval for exterior doors have been submitted. Please revise the drawing and window/door form or provide the product approval for the exterior doors.
5. At least one of the windows has been re-sized – need detail drawing by a design professional

Reviewed/Signed By: \_\_\_\_\_



Date: \_\_\_\_\_

6/28/16

Oct 25, 2016

RECEIVED

OCT 25 2016

CODE ENFORCEMENT  
CITY OF FT. PIERCE

To: City of Fort Pierce  
code Enforcement Division.

Ref. Property address: 1217 Easter Ave.

I, Lucia H. Carranza disagree with this decision and I would like to schedule to explain my reasons about my property.

I already hired a contractor to take care my permit at the city of Fort Pierce. I'm very surprised to hear that his did nothing to help me.

Please help to find out a solution.

Lucia H. Carranza

(772) 418.5350

(772) 607.0809

1220.00

**Special Magistrate Ross Hearing****6. 1.****Meeting Date:** 11/15/2016**Information****SUBJECT:**

07-0814	708 Grandview Boulevard	Ibrahim, Rudaina	Peggy Arraiz
---------	-------------------------	------------------	--------------

**CASE INFORMATION:**

Case Initiated:	May 19, 2004	Type of Presentation:	Lien Reduction Request
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**OWNER:**

<b>PREVIOUS OWNER:</b> Rudaina Ibrahim 708 Grandview Boulevard Ft. Pierce, FL	<b>OCCUPIED BY:</b> Qamar Uddin Wahaj & Ayaz Khalid Siraj 233 SW Whitmore Drive Port St. Lucie, FL 34984
--	---

**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (10) (d) Non-operative/unlicensed vehicle

**FINDINGS/ORDER:**

January 19, 2005 the Special Magistrate found Rudaina Ibrahim responsible for the code violations listed above and gave him 7 days to comply or a fine of \$100.00 would be assessed.

**ACTION DATES:**

- January 27, 2005 an inspection was made; the property was not in compliance, the fines began.
- April 4, 2005 the Order Assessing Fine and Imposing Lien was recorded.
- September 6, 2005 an inspection was made, the property is now in compliance, the fines stopped.
- 2007 the prior owned requested a lien reduction, which was approved by the City Commission but due to non-payment, reverted back to its original amount.
- October 27, 2016 received a lien search request. Learned that the property was foreclosed upon but our lien was recorded prior to the Lis Pendens and it did not list the City as a party; therefore, the City's lien is still valid.
- November 10, 2016 received a request for reduction from new owner, Qamar Uddin Wahaj.

**RECOMMENDATION:**

To be determined.

**Attachments**

7 Criteria

Request for Reduction  
Tax Card  
Administration Costs

---

**Form Review**

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

Started On: 11/10/2016 10:21 AM

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

**Case No: 02-8848**

**Address: 708 Grandview Blvd**

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
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:	N/A
3.) The length of time necessary to bring the property into compliance:	N/A
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:	N/A
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A
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



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED

NOV 10 2016

CODE ENFORCEMENT  
CITY OF FT. PIERCE

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

Date:	November 9, 2016		
Property address:	708 Grandview Avenue, Fort Pierce, FL 34982		
Owner(s) of record:	Qamar Uddin Wahaj and Ayaz Khalid Siraj		
Mailing address:	233 SW Whitmore Drive, Port St. Lucie, FL 34984		
Property tax ID #:	2422-711-0008-000-1		
Original purchase date:	January 21, 2016	Original purchase price:	\$83,000.00
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input 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:	T. Lucas Rossknecht	Relationship to owner(s):	Attorney
Telephone #:	561-530-4560	Mobile phone #:	
E-mail:	luke@titlelawoffice.com	Preferred contact method:	E-mail
What are owner(s) intentions for property:	Currently under contract for sale		
Amount of Fine:	\$22,300.00 and \$30.00	Date Fine Initiated:	9/7/2005; 3/27/2013
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is a lien filed against the property?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the lien amount? \$22,300.00
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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price? \$164,697.00

AMOUNT OF FINE / LIEN \$ 22,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 22,330.00

DOLLAR AMOUNT I AGREE TO PAY \$ City's hard costs

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

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

T. Lucas Rossknecht  
 \_\_\_\_\_  
 (Printed Name)



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR REDUCTION OF PENALTY

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

#### INSTRUCTIONS:

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

Property Address: 708 Grandview Avenue, Fort Pierce, FL 34982

Property Owner: Qamar Uddin Wahaj and Ayaz K. Siraj

Mailing Address: 233 SW Whitmore Drive, Port St. Lucie, FL 34982

Telephone #: 561-530-4560 Cell Phone #: \_\_\_\_\_

E-Mail Address: luke@titlelawoffice.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



CITY OF FORT PIERCE  
DIVISIONS OF CODE ENFORCEMENT  
& ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

SEE ATTACHED MEMORANDUM

Date: 11/8/2016

Signed [Signature]  
Print Name: QAMAR D. WAHAJ

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority QAMAR D. WAHAJ who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 8 day of November, 2016.

[Signature]  
Notary Public, State of Florida

Property: 708 Grandview Avenue  
Fort Pierce, FL 34982  
Respondent: Rudaina Ibrahim  
Current Owner(s): Qamar U. Wahaj & Ayaz K. Siraj  
Case No.: 07-00000814; 13-00000572

MEMORANDUM IN SUPPORT OF REQUEST FOR REDUCTION/RESCINDMENT OF  
CODE ENFORCMENT LIEN

NOW COMES, Qamar U. Wahaj & Ayaz K. Siraj, (collectively “Owners”) through undersigned counsel, and request that the City rescind or reduce the fines associated with these cases and state in support:

1. Owners purchased the subject property at foreclosure auction, Case No. 2012CA004726, on January 22, 2016.
2. Case No. 13-00000572, for “non-operable vehicles” and “outside storage,” has outstanding fines of \$22,300.00. These violations were incurred by a prior owner. The case was brought into compliance on September 7<sup>th</sup>, 2005. Exhibit A, City Lien Search.
3. Case No. 07-00000814, for “non-operable vehicles,” “outside storage,” and parking on the lawn, has outstanding costs of \$30.00 and no fines. These violations were incurred by a prior owner. The case was brought into compliance on July 9<sup>th</sup>, 2013. Exhibit A, City Lien Search.
4. None of the violations in these cases were incurred by the Owners. The cases were brought into compliance by prior owners long before the Owners took title. Any issues with repeat violations, or timeliness of compliance, do not relate to the Owners. Therefore, it would be inequitable to require the Owners to pay these fines.

WHEREFORE, Owners respectfully request that the fines be rescinded in these cases, or in the alternative that the fines be reduced to an amount representing the City’s hard costs of enforcement only.

Respectfully submitted,  
/s/T. Lucas Rossknecht \_\_\_\_\_  
T. Lucas Rossknecht  
Kirschbaum Law Office, LLC  
2240 Palm Beach Lakes Blvd., Suite 250  
West Palm Beach, FL 33409  
T: 561-530-4560  
F: 888-860-9267  
[luke@titlelawoffice.com](mailto:luke@titlelawoffice.com)

**Property Identification**

Site Address: 708 GRANDVIEW BLVD Map ID: 24/22S  
 Parcel ID: 2422-711-0008-000-1 Zoning: R2  
 Account #: 30519 Use Type: 0100  
 Sec/Town/Range: 22/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Qamar U Wahaj  
 Ayaz K Siraj  
 233 SW Whitmore DR  
 Port St Lucie, FL 34984

**Legal Description**

GRANDVIEW GARDENS BLK 1 LOT 8 (OR 3829-740)

**Current Values**

Just/Market: \$89,900 Assessed: \$83,930  
 Exemptions: \$0 Taxable: \$83,930

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$89,900	\$83,930	\$0	\$83,930
2015	\$76,300	\$76,300	\$0	\$76,300
2014	\$67,800	\$64,757	\$39,757	\$25,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-21-2016	3829 / 0740	0112	CT	Ibrahim Rudaina	\$83,000
10-20-2014	3830 / 2907	0111	MS	US Bank NA (TR)	\$0
09-29-2014	3676 / 1768	0112	CT	Ibrahim,Rudaina	\$61,800

**Primary Building Information**

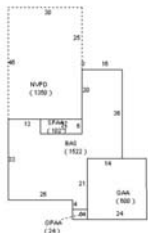
Finished Area of this building: 1,522 SF  
 Gross Area of this building: 3,598 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Hip Building Type: HC  
 Year Built: 1978 Frame: Grade: C Effective Year: 1978  
 Primary Wall: Brk/Wd Frame Story Height: 1 Story No. Units: 1 Secondary Wall: Conc Block

**Interior Data**

Bedrooms: 3 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Carpet



**Total Areas**

Finished/Under Air (SF): 1,522  
 Gross Area (SF): 3,598  
 Land Size (acres): 0.22  
 Land Size (SF): 9,712  
 Total Building Count: 1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1978
UTILITY AVG	1	120	1978
RES POOL AVG	1	450	1980
POOL DK-AVG	1	900	1980

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

11/10/2016

Property Address: 708 Grandview Blvd (04-1178)

Date case originated: 5/19/2004

Date case complied: 9/3/2005

Total time: 16 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 2

## Mailing Expense

Regular 1st Class: \$0.44 5 \$2.20

Certified Mail: \$5.10 3 \$15.30

Photographs (per page) \$0.50 2 \$1.00

Filing Fees \$10.00 2 \$20.00

Months Open \$50.00 16 \$800.00

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings \$150.00 1 \$150.00

Each additional Hearing \$75.00 0 \$0.00

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

Code Compliance Manager \$75.00 1 \$75.00

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

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

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

Hearings \$150.00 3 \$450.00

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

Commision Meeting \$275.00 2 \$550.00

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

Total Estimated Cost: \$2,188.50

**Special Magistrate Ross Hearing****7. 1.****Meeting Date:** 11/15/2016**Re:** Case #15-1078 - 508 Emil Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

15-1078	508 Emil Drive	Wilson, Avril	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 10, 2015	Type of Presentation:	Extension of Time
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**OWNER:**

OWNER: Avril Wilson 508 Emil Avenue Ft. Pierce, FL 34982	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required.

**CORRECTIVE ACTIONS:**

1. February 3, 2016 the Special Magistrate found Avril Wilson responsible for the violation listed above and ordered 180 days to obtain a permit and comply with all permit conditions.
2. August 8, 2016 a 90 day extension was granted by Officer Coss.
3. October 11, 2016 received request from Avril Wilson for another extension.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Tax Card

Order

Request

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**Form Review**Form Started By: Collen Greer  
Final Approval Date: 11/03/2016

Started On: 10/31/2016 10:07 AM

**Property Identification**

Site Address: 508 EMIL AVE  
 Map ID: 24/22S  
 Parcel ID: 2422-602-0184-000-3  
 Zoning: R4  
 Account #: 30250  
 Use Type: 0100  
 Sec/Town/Range: 22/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Avril Wilson  
 508 Emil Ave  
 Fort Pierce, FL 34982

**Legal Description**

MARAVILLA GARDENS S/D-UNIT 1- E 65 FT OF W 605 FT OF LOT 38 (4) (OR 1308-2938)

**Current Values**

Just/Market: \$53,900  
 Exemptions: \$25,000  
 Assessed: \$30,451  
 Taxable: \$5,451

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$53,900	\$30,451	\$25,000	\$5,451
2015	\$31,000	\$30,240	\$25,000	\$5,240

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-14-2000	1308 / 2938	XX00	WD	Stevenson (EST), Viola	\$38,000
04-01-1978	0286 / 0054	XX00	CV		\$26,100

**Primary Building Information**

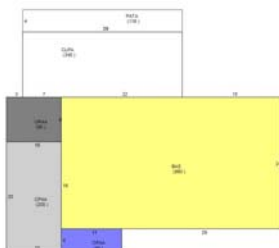
Finished Area of this building: 960 SF  
 Gross Area of this building: 1,748 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1957	Frame:	Grade: C-	Effective Year: 1977
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	960
Gross Area (SF):	1,748
Land Size (acres):	0.19
Land Size (SF):	8,450
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	77	
Driv-Concret	1	300	
UTILITY LOW	1	80	1999

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  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-1078

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

Violator: AVRIL WILSON  
508 EMIL AVE  
FT PIERCE, FL 34982

Property Address: 508 EMIL DR Tax ID #: 2422-602-0184-000/3  
Legal Description: MARAVILLA GARDENS S/D-UNIT 1- E 65 FT OF W 605 FT OF LOT 38 (4)  
(OR 1308-2938)

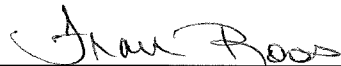
ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 03, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that AVRIL WILSON failed to obtain a permit prior to doing stucco work and installing a new exterior door in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 180 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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


DONE AND ORDERED this 4th day of February, 2016.



Fran Ross, Special Magistrate

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

4th DAY OF February 2016.

  
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4157404 02/05/2016 at 10:59 AM  
OR BOOK 3834 PAGE 890 - 890 Doc Type: ORD  
RECORDING: \$10.00



Re: Email address for Shaun Coss  
 Avril Wilson  
 to:  
 Shaun Coss  
 10/11/2016 12:39 PM  
 Hide Details  
 From: Avril Wilson <avril.harrison@icloud.com>  
 To: Shaun Coss <[SCoss@city-ftpierce.com](mailto:SCoss@city-ftpierce.com)>

Re: 508 EMIL AVENUE, FORT PIERCE, FL 34982

Dear MR Cross,

Good day, this is a kind request to for a further extension of a year or so in reference to building code violation at the above address. I am faced with extreme difficult circumstances now. Your kind corporation will be greatly appreciated.

Thanks much.

Sincerely,

Avril Joy Wilson  
October, 11, 2016

*Request for extension  
 Ross 11-15-16  
 Please send notice via e-mail  
 as well.*

Sent from my iPad

On Oct 11, 2016, at 12:05 PM, Shaun Coss <[SCoss@city-ftpierce.com](mailto:SCoss@city-ftpierce.com)> wrote:

**Shaun Coss | Building Department Investigator | City of Fort Pierce**  
 Building Department  
 Phone: 772.467.3151 Fax: 772.467.3849 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)

<mime-attachment.gif>

*"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."*

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

*8/8/16  
 90 day ext.*