

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 1, 2017 - 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**

0.	17-0238	1712 Orange Avenue	Givens LLC	Janey Vanderhorst
A.	16-2237	701 Quincy Avenue	Dantilus, Jean C/O Dentilus, Caricia	Andy Avery
B.	17-0105	108 N Depot Dr	Bachman, Roxanne	Heather Debevec
C.	16-2070	2910 Sunrise Blvd.	Branch Banking & Trust Company	Shaun Coss
D.	16-2320	511 N 22nd St.	Howard, Oscar	Shaun Coss
E.	16-2470	3008 Hibiscus Ave	Cason, Ronald	Shaun Coss
F.	16-0525	2551 Peters Rd.	JPD Enterprises of Florida LLC	Shaun Coss
G.	16-1443	2510 S Ocean Dr.	Aljen Inc	Shaun Coss
H.	16-2143	907 (911) N 13th St.	Love Center Regeneration Mini	Shaun Coss

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

A.

15-1900	1004 Texas Court	Saeed, Ghazanfar	Shaun Coss
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B.

15-0562	4507 S US Highway 1	St. Lucie Automotive	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

7. **OTHER CASES**

A.

15-1909	418 N 13th Street	Dominguez, Maria & Risco, Anthony	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 Blandino Hearing

4.0.

Meeting Date: 03/01/2017

Re: CASE # 17-238 - 1712 ORANGE AVE

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

Information

SUBJECT:

17-0238	1712 Orange Avenue	Givens LLC	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	February 9, 2017	Type of Presentation:	Repeat
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OWNER:

OWNER: Givens LLC 9340 81st Place Vero Beach, FL 32967	OCCUPIED BY: Family Dollar 1712 Orange Avenue Ft. Pierce, FL 32967
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OWNER: Family Dollar Store of FL LLC #5616 500 Volvo Parkway Chesapeake, VA 23320	
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (17) (18) – Nuisance as a Condition

Section 16-46, 16-47, 16-48 (5) – Nuisance as an Object

Section 5-368 - Property Maintenance

Sec 5-371- Exterior Areas

CORRECTIVE ACTIONS:

1. Trash is to be placed in dumpster at all times.
2. Remove any debris that is being left on property when landscaping is being done.
3. Boxes, containers and any other miscellaneous items being stored throughout the property is to be removed and placed in an enclosed area.
4. Structure needs to be painted.
5. Paint or pressure wash where needed; parking areas, walks and other paved areas.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given **15** days to comply or a fine of **\$500?** per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 02/22/2017

Started On: 02/15/2017 06:39 AM

Special Magistrate Blandino Hearing

4.A.

Meeting Date: 03/01/2017

Re: Case # 16-2237 - 701 Quincy Ave

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

Information

SUBJECT:

16-2237	701 Quincy Avenue	Dantilus, Jean C/O Dentilus, Caricia	Andy Avery
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CASE INFORMATION:

Case Initiated:	September 30, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Jean Dantilus C/O Caricia Dentilus 701 Quincy Avenue Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

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

Section(s) 5-73 – House Numbers

Section(s) 5-368 (1)(3)(4) - Property Maintenance

CORRECTIVE ACTIONS:

1. Please remove all outside storage of the concrete blocks, buckets, fans, containers, trash, and any other miscellaneous items from the yard.
2. Please make sure that the house/address numbers are clearly visible from the street and a contrasting color.
3. Please finish painting the trim where the address numbers are.
4. Please remove the torn tarp from the roof.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 02/21/2017

Started On: 01/12/2017 10:46 AM

Special Magistrate Blandino Hearing

4.B.

Meeting Date: 03/01/2017

Re: Case #17-0105 - 108 N Depot Dr

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

Information

SUBJECT:

17-0105	108 N Depot Dr	Bachman, Roxanne	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 24, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Roxanne Bachman 5513 Paleo Pines Cir Fort Pierce, Fl 34951	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulation

CORRECTIVE ACTIONS:

N / A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

Form Review

Form Started By: Heather Debevec

Started On: 02/03/2017 01:48 PM

Final Approval Date: 02/21/2017

Special Magistrate Blandino Hearing**4.C.****Meeting Date:** 03/01/2017**Re:** Case #16-2070 - 2910 Sunrise Blvd**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2070	2910 Sunrise Blvd.	Branch Banking & Trust Company	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Branch Banking & Trust Company PO Box 2027 Greenville, SC 29602	OTHER: C T Corporation System Agent for Branch Banking & Trust Company 2 Office Park Court, Suite 103 Columbia, SC 29223
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation/replacement of the privacy fence and rear patio deck.

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: 02/21/2017

Started On: 02/08/2017 05:19 PM

Special Magistrate Blandino Hearing**4.D.****Meeting Date:** 03/01/2017**Re:** Case #16-2320 - 511 N 22nd St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2320	511 N 22nd St.	Howard, Oscar	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 11, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Oscar Howard 511 N 22nd St. 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 Unsafe Structure
IPMC 304.13 Windows, Doors & Frames
IPMC 304.13.1 Glazing
IPMC 304.13.2 Openable Windows
IPMC 305.3 Interior Surfaces
IPMC 309.1 Infestation
IPMC 403.2 Bathrooms & Toilet Room Ventilation
IPMC 504.1 Plumbing Fixtures
IPMC 506.2 Sanitary Drainage System Maintenance
IPMC 603.1 Mechanical Equipment
IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. The single family house has been converted into a rooming house without permits. Additionally, framing and drywall alterations have been made to accommodate additional bedrooms. Obtain a permit to revert this structure back to the original condition.
2. Install smoke alarms as required.
3. The kitchen sink doesn't drain properly, unclog all drain lines.
4. The rear bathroom toilet doesn't flush properly, repair defective hardware.
5. Seal all holes in the drywall and cabinets allowing entry of insects.
6. Repair the bathroom window. The glazing is damaged and the window is also required to be openable for ventilation.
7. Repair the HVAC system; it is not acceptable for the condensate to drain into a bucket.
8. Replace the weather stripping on the entry door, exterior doors must be weather tight.

9. Repair or replace the damaged window sill, the current condition is hazardous.

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: 02/21/2017

Started On: 02/08/2017 05:23 PM

Special Magistrate Blandino Hearing

4.E.

Meeting Date: 03/01/2017

Re: Case #16-2470 - 3008 Hibiscus Ave

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

Information

SUBJECT:

16-2470	3008 Hibiscus Ave	Cason, Ronald	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 19, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Ronald Cason PO Box 1736 Ft. Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the replacement of the electrical panel with a 200 amp electrical panel.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 02/21/2017

Started On: 02/08/2017 05:28 PM

Special Magistrate Blandino Hearing**4.F.****Meeting Date:** 03/01/2017**Re:** Case #16-0525 - 2551 Peters Rd.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-0525	2551 Peters Rd.	JPD Enterprises of Florida LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: JPD Enterprises of Florida LLC 2705 Peters Rd. Fort Pierce, FL 34945	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain the site work 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.

Form ReviewForm Started By: Shaun Coss
Final Approval Date: 02/22/2017

Started On: 02/09/2017 08:25 AM

Special Magistrate Blandino Hearing

4.G.

Meeting Date: 03/01/2017

Re: Case #16-1443 - 2510 S Ocean Dr.

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

Information

SUBJECT:

16-1443	2510 S Ocean Dr.	Aljen Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 9, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Aljen Inc 1424 SE McArthur Blvd. Stuart, FL 34996	OCCUPIED BY:
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VIOLATIONS:

**Section(s): 5-1.105.1 Permit Required
5-1.105.4.1.2 Expired Permit**

CORRECTIVE ACTIONS:

1. Renew permits 9-412 and 13-1760 which have expired without obtaining approval for all required inspections.

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: 02/22/2017

Started On: 02/09/2017 08:47 AM

Special Magistrate Blandino Hearing**4.H.****Meeting Date:** 03/01/2017**Re:** Case #16-2143 - 907 (911) N 13th St.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2143	907 (911) N 13th St.	Love Center Regeneration Mini	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 7, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Love Center Regeneration Ministries, Inc. PO Box 2384 Ft. Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
IPMC 108.1.1 Unsafe Structure
IPMC 304.7 Roofs and Drainage
IPMC 304.13 Windows, Doors & Frames
IPMC 305.3 Interior Surfaces
IPMC 403.2 Bathrooms and Toilet Rooms Ventilation
IPMC 506.2 Sanitary Drainage System Maintenance
IPMC 605.1 Electrical Equipment
IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. Replace all missing smoke alarms.
2. Repair or replace all leaking plumbing piping.
3. Repair or replace the roof where it is leaking.
4. Repair or replace all water damaged drywall. Replace drywall where holes are present.
5. Replace the kitchen light that has been filled with water due to the leak.
6. Properly cap off exposed wiring where the drywall has been cut out by the water leak.
7. Replace the weather stripping / door sweep so that the entry door is water tight.
8. Repair or replace the bathroom ventilation 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.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 02/13/2017

Started On: 01/13/2017 12:32 PM

Special Magistrate Blandino Hearing

5.A.

Meeting Date: 03/01/2017

Information

SUBJECT:

15-1900	1004 Texas Court	Saeed, Ghazanfar	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 22, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Ghazanfar Saeed & Muhammad Afzal 5201 Paleo Pines Circle Ft. Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1- Unsafe Building**
- Section(s): 5-1.105.1- Permit Required**
- IPMC 108.1.1- Unsafe Structure**
- IPMC 304.1- Exterior Structure**
- IPMC 304.7- Roofs and Drainage**
- IPMC 304.13- Windows, Doors and Frames**
- IPMC 304.13.2- Openable Windows**
- IPMC 304.14- Insect Screens**
- IPMC 305.3- Interior Surfaces**
- IPMC 504.1- Plumbing Fixtures**
- IPMC 603.1- Mechanical Equipment**
- IPMC 605.1- Electrical Equipment**
- IPMC 605.2- Electrical Receptacles**
- IPMC 605.4- Wiring**
- IPMC 704.2- Smoke Alarms**

FINDINGS/ORDER:

May 4, 2016 the Special Magistrate found GHAZANFAR SAEED responsible for the violations listed above and gave him 60 days to obtain a permit(s) and comply with all conditions of the permit(s) or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. July 3, 2016 Building Department Investigator Coss issued an extension.
2. July 15, 2016 the permit was issued. Since there was no inspection the permit expired as of January 11, 2017.
3. January 18, 2017 an inspection was made; the violations were not in compliance, the fines began.
4. January 31, 2017 received an email from Mr. Saeed requesting we cap the fines to \$2,000

and allow him more time to comply.

5. Fines are currently \$2,320.00 (\$20.00 recording fees) and accruing at \$100.00 daily until compliance.

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card

3 Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/21/2017

Started On: 01/31/2017 02:27 PM

Fw: Case 15-1900//1004 Texas ct /need special magistrate hearing to cap lien and stop it at \$2000

Shaun Coss to: Colleen Greer

01/31/2017 08:17 AM

Good morning, can you please accept this as his response to the massey letter and schedule it for a hearing.

Best regards,

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](#)



"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."

----- Forwarded by Shaun Coss/cfp on 01/31/2017 08:16 AM -----

From: Ghazanfar saeed <eaglenest786@hotmail.com>
To: Shaun Coss <SCoss@city-ftpierce.com>
Date: 01/31/2017 07:36 AM
Subject: Re: Case 15-1900//1004 Texas ct /need special magistrate hearing to cap lien and stop it at \$2000

Hi Mr .Shaun, I request to set the hearing with your recommendations to cap lien at \$2000 .Owner is already in financial hardship to pay property tax .I will truly appreciate your kind recommendation, to dispel owner impression of being discriminated,targeted while there are more than 70 percent houses in Ft pierce are in dire need of repairs and similar tough citations but are deliberately overlooked .I strongly hope you will upkeep feelings of justice for all.I urge at the same time do inspection of other Ft Pierce homes which were built in 1970s or earlier and aggressively cite those as was done to me .Strongly hope you will resolve this issue at your level with recommendations to cap lien at \$2000.Looking forward to settle it at city level before taking issue to higher courts .Thanks

Sent from my iPhone

On Jan 30, 2017, at 11:12 AM, Shaun Coss <SCoss@city-ftpierce.com> wrote:

Good morning Mr. Saeed,

Unfortunately I am not able to provide you with an extension at this time. This matter came before the Special Magistrate on May 4, 2016 and you were provided 60 days to comply. Since the

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1004 TEXAS CT Map ID: 24/16N	Parcel ID: 2416-502-0019- 000-0 Zoning: R1	Account #: 25513 Use Type: 0100	Sec/Town/Range: 16/35S/40E Jurisdiction: Fort Pierce
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Ownership

Ghazanfar Saeed
Mohammad Afzal
5201 Paleo Pines CIR
Fort Pierce, FL 34951

Legal Description

MARIMAC S/D BLK 2 LOT 2 AND N 1/2 OF LOT 3 (OR 3578-676)

Current Values

Just/Market: \$59,000	Assessed: \$59,000
Exemptions: \$0	Taxable: \$59,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$59,000	\$59,000	\$0	\$59,000
2015	\$54,700	\$54,700	\$0	\$54,700
2014	\$55,000	\$55,000	\$0	\$55,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-12-2013	3578 / 0676	0111	CT	Flowers, Veronica	\$25,100
06-16-2000	1308 / 1743	XX00	WD	Villanova, Raymond	\$65,000
03-20-2000	1288 / 2677	XX01	WD	Aames Capital Corporation,	\$100

Primary Building Information

Finished Area of this building: 1,459 SF
Gross Area of this building: 2,828 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1955	Frame:	Grade: C-	Effective Year: 1978
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,459
Gross Area (SF):	2,828
Land Size (acres):	0.37
Land Size (SF):	15,975
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-1900

Address: 1004 Texas Court

Date: March 1, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MAJOR

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? STILL IN VIOLATION. OWNER HIRED A CONTRACTOR TO PULL THE PERMIT AND COMPLETE THE WORK. THE PERMIT EXPIRED WITHOUT INSPECTIONS. IT IS UNKNOWN WHAT WORK HAS BEEN DONE. AS OF 2/1/2017 THE PERMIT IS STILL EXPIRED.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE.

Special Magistrate Blandino Hearing

5.B.

Meeting Date: 03/01/2017

Information

SUBJECT:

15-0562	4507 S US Highway 1	St. Lucie Automotive	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 9, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: St. Lucie Automotive Properties 4950 Pocatella Avenue North Port, FL 34287	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

July 1, 2015 the Special Magistrate found St. Lucie Automotive Properties responsible for the violation and gave them 30 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. November 17, 2015 an inspection was made, the property was not in compliance, the fines began.
2. August 23, 2016 Staff learned of a new mailing address and sent letter advising that the violations were not complied and fines were accruing.
3. September 28, 2016, an inspection was made, the violations were now in compliance, the fines stopped.
4. January 12, 2017 received letter from Mr. Memon.

RECOMMENDATION:

The fines are \$31,630.00 (\$30.00 recording fees).

To be determined.

Attachments

Back up
3 Criteria
Administration Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/27/2017

Started On: 01/26/2017 02:12 PM

ST LUCIE AUTOMOTIVE PROPERTIES

Shaun

1/12/2017

Property address:4507 S US HWY1
Tax ID # 3403-5020006-000/9
Re: Case# 15-0562

Dear, Special Magistrate Blandino

St Lucie Properties purchased the property and did not replace any signs we called a sign company and only had the veneer changed and thought it was completed properly and to code specifications. In September 2017 we received a letter stating we were not in compliance and there had been a 100 per day fine with a balance of 31630.00. At this point we immediately contacted the code enforcement office and were told of the problem of an unfinished permit. The code office was very helpful and gave us help we needed to take action on fixing the permits, we paid for the new permits had the signs inspected and were thankful for the help. However had we known of an existing problem for such a long period at 100.00 per day it would have been handled with the utmost importance. St Lucie automotive properties is a small business and would be devastated by such a fine we are at your mercy and need your help please..

Thank you for your time and consideration

Our phone number is 772 242 1670

Sincerely,



Dave Memon

St Lucie Automotive Properties

SM Case #15-0562 - St Lucie Autom(e Properties

Attention Special Magistrate,

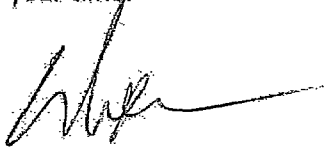
August 26, 2016

Please accept our sincere apologies we had no knowledge that this violation was continuing. Last year, when we recieved the first notification we pulled a permit #15-1544 for the name change on the signs as an owner/operator in which all that was done was a laminate sticker over the exsisting Hertz sign. The signs, sign housing and lighting was pre-exsisting on the building from Hertz. We are a small independant auto repair shop and do not have the means to pay a fine like this and would never intentionally not conform to the city guidelines and regulations. We will of course pull all proper permits and conform immediately so this is no longer an issue. We are at your mercy Special Magistrate with this latest correspondence being the second notification coming a year later and a fine of \$100.00 a day is extreme and need your help.

Thank you for your time.

Sincerely,

Mr. Memon



If you have any other questions or inquiries please do not hesitate to call.

772-242-1670 - The Motor Shop

CC: City Of Fort Pierce, Florida, Shaun, Colleen.

Property Identification

Site Address: 4501 S US HWY 1
Map ID: 34/03N

Parcel ID: 3403-502-0006-000-9
Zoning: CG

Account #: 38921
Use Type: 1700

Sec/Town/Range: 03/36S/40E
Jurisdiction: Fort Pierce

Ownership

St Lucie Automotive Properties LLC
4950 Pocatella Ave
North Port, FL 34287

Legal Description

WHITE CITY S/D 03 36 40 BEG 42 FT W AND 20 FT S OF NE COR OF LOT 5, TH RUN S 131.3 FT, TH W 237.15 FT, TH N 131.3 FT, TH E TO POB (MAP 34/03N) (0.72 AC) (OR 3660-2249)

Current Values

Just/Market:	\$280,900	Assessed:	\$280,900
Exemptions:	\$0	Taxable:	\$280,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$280,900	\$280,900	\$0	\$280,900
2015	\$338,800	\$338,800	\$0	\$338,800
2014	\$406,400	\$406,400	\$0	\$406,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-24-2014	3660 / 2249	0330	WD	Memon Memon Properties LLC,	\$450,000
02-13-2014	3614 / 0526	0130	WD	Memon, Muhammed Y	\$195,000
07-30-2009	3146 / 1624	0130	WD	Memon, David	\$100

Primary Building Information

Finished Area of this building: 1,442 SF
Gross Area of this building: 1,486 SF

View:
Year Built: 1947
Primary Wall: CB Stucco

Roof Cover: Dim Shingle
Frame:
Story Height: 1 Story

Exterior Data
Roof Structure: Gable
Grade: Y_C-
No. Units: 1

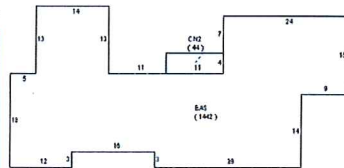
Building Type: LROF
Effective Year: 1980
Secondary Wall:

Bedrooms: 0
Full Baths: 0
Half Baths: 0

A/C %: 100%
Heated %: 100%
Sprinkled %: 100%

Interior Data
Electric: MAXIMUM
Heat Type: FrodHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	2,042
Gross Area (SF):	3,208
Land Size (acres):	0.72
Land Size (SF):	31,363.2
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	200	1970
CHAINLINK 6'	1	200	1970

This information is believed to be correct at this time but it is subject to change and is not warranted.
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**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

St. Lucie Automotive Properties LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 7/11/2014 and assigned Florida document number L14000109979.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and end with the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable: 2091 Tamiami Trail
Port Charlotte, FL 33048
(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable: 2091 Tamiami Trail
Port Charlotte, FL 33048
(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent: _____
New Registered Office Address: _____
Enter Florida street address
_____, Florida
City _____ Zip Code _____

FILED
15 JUN 30 AM 10:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

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

Case No: 15-0562

Address: 4507 S US Highway 1

Date: March 1, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE?
TENANT APPLIED FOR THE PERMIT JUNE 2015, WAS TOLD THEY HAD TO HAVE A CONTRACTOR. IN SEPTEMBER 2016 THE OWNER HIRED A CONTRACTOR TO OBTAIN THE PERMIT, INSPECTION WAS MADE, AND THE FINES WERE STOPPED OCTOBER 2016.

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

Administrative Cost Estimator

1/27/2017

Property Address: 4507 S US Hwy 1 (15-0562)

Date case originated: 4/9/2015

Date case complied: 1/5/2017

Total time: 21 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>21</u>	\$1,050.00
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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>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: **\$1,739.56**

Special Magistrate Blandino Hearing

7.A.

Meeting Date: 03/01/2017

Re: Case #15-1909 - 418 N 13th Street

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

Information

SUBJECT:

15-1909	418 N 13th Street	Dominguez, Maria & Risco, Anthony	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 23, 2015	Type of Presentation:	Extension of Time
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OWNER:

PREVIOUS ADDRESS: Maria Dominguez & Antonio Risco 611 Maple Avenue Ft. Pierce, FL 34982	CURRENT ADDRESS: Maria Dominguez & Antonio Risco 418 N 13th Street Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 5.1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. April 6, 2016 the Special Magistrate found Maria Dominguez responsible for the violation listed above and gave her 60 days to obtain a permit and comply all all permit conditions or a fine of \$100.00 per day would be assessed.
2. May 26, 2016 Officer granted a 90 day extension.
3. December 7, 2016 another extension of time was scheduled; however, no one was present and Staff rescheduled for January.
4. January 4, 2017; again no one was present. Special Magistrate issued order to start fines.
5. January 4, 2017 the violations were not corrected and the fines began.
6. January 27, 2017 Mr. Risco came into office and said they he not received the notice of fines or the hearing dates as they were sent to the Maple Avenue address rather than the 418 N 13th Street address.
7. The violations are still not complied and the fines continue to accrue. Currently as of this date February 13, 2107 the fines are \$4,020.00 (\$20.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Order
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/22/2017

Started On: 02/13/2017 02:39 PM

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

SM CASE # 15-1909

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

Violator: MARIA DOMINGUEZ
ANTONIO RISCO
611 MAPLE AVE
FT PIERCE, FL 34982

Property Address: 418 N 13TH ST Tax ID #: 2409-501-0276-000/4
Legal Description: LINCOLN PARK NO 2 BLK 10 LOT 7-LESS W 5 FT- (OR 1397-2472)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on April 06, 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 MARIA DOMINGUEZ failed to obtain a permit prior to doing interior demolition including drywall removal, sub-floor alterations, plumbing alterations, and electrical alterations in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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

DONE AND ORDERED this 7th day of April, 2016.



Frank Blandino, Special Magistrate

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

7th DAY OF April, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4177921 04/08/2016 at 11:34 AM
OR BOOK 3855 PAGE 940 - 940 Doc Type: AFF
RECORDING: \$10.00

Property Identification

Site Address:	418 N 13th ST
Parcel ID:	2409-501-0276-000-4
Account #:	21254
Map ID:	24/09N
Use Type:	0100
Zoning:	R4
City/County:	Fort Pierce

Ownership

Maria Dominguez
 Antonio Risco
 418 N N 13th ST
 Fort Pierce, FL 34950

Legal Description

LINCOLN PARK NO 2 BLK 10 LOT 7-LESS W 5 FT- (OR 3796-1047)

Current Values

Just/Market Value:	\$13,300
Assessed Value:	\$13,300
Exemptions:	\$0
Taxable Value:	\$13,300
Taxes for this parcel: SLC Tax Collector's Office	<input checked="" type="checkbox"/>
Download TRIM for this parcel: Download PDF	<input checked="" type="checkbox"/>



Total Areas

Finished/Under Air (SF):	980
Gross Area (SF):	1,068
Land Size (acres):	0.11
Land Size (SF):	4,731

Sale History

Date:	Oct 2, 2015
Book/Page:	3796 / 1047
Sale Code:	0001
Deed:	SP
Grantor:	CR Properties 2015 LLC
Price:	\$15,000
Date:	May 8, 2015
Book/Page:	3775 / 0630
Sale Code:	0111
Deed:	QC
Grantor:	US Bank NA (TR)
Price:	\$13,600
Date:	Feb 24, 2015
Book/Page:	3719 / 1179
Sale Code:	0112
Deed:	CT
Grantor:	Petit-Frere (EST) Gloria
Price:	\$2,900
Date:	May 8, 2001
Book/Page:	1397 / 2472
Sale Code:	XX00
Deed:	WD
Grantor:	Effend,Emma
Price:	\$29,000
Date:	Mar 28, 1995
Book/Page:	0948 / 1028
Sale Code:	XX01
Deed:	QC
Grantor:	
Price:	\$100

Building Information (1 of 1)

Finished Area: 980 SF
 Gross Total Area: 1,068 SF
 Exterior Data

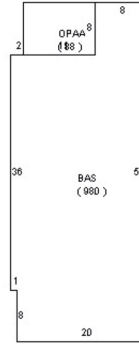
View:	Roof Cover: Fiberglass Shg	Roof Structure: Gable
Building Type: HD+	Year Built: 1947	Frame:
Grade: D+	Effective Year: 1960	Primary Wall: Frm Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Bedrooms: 2
 Full Baths: 1
 Half Baths: 0
 A/C %: 0%

Electric: MINIMUM
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Interior Data

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Double Pine
 Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$11,500
Land:	\$1,800
Just/Market:	\$13,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$13,300
Exemption(s):	\$0
Taxable:	\$13,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F89001339A
Issue Date:	Dec 1, 1989
Description:	Alterations/Remodeling
Amount:	\$14,000
Fee:	\$14,000
Number:	RF20041475
Issue Date:	Nov 8, 2004
Description:	Roof
Amount:	\$1,800
Fee:	\$0
Number:	P06122006
Issue Date:	Jun 12, 2006
Description:	Storm Shutters
Amount:	\$5,148
Fee:	\$0

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce