

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 19, 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**

a.	17-0392	209 Hialeah Ave	Chagani, Aziz	Isaac Saucedo
b.	17-0615	1920 Cypress Ave	Purcell, Frank	Heather Debevec
c.	16-2306	405 Decordre Ct	Lazarre, Ermith	Shaun Coss
d.	16-2491	1910 Avenue P	Washington (EST), Roeva	Shaun Coss
e.	17-0215	216 S 2nd St	Thompson, Linda	Vince Alesi Heather Debevec
f.	17-0209	102 S 2nd St	Munyon, Douglas	Vince Alesi Heather Debevec
g.	17-0172	108 S 2nd St	Lewis, Michael	Vince Alesi Heather Debevec
h.	17-0524	345 Granada St	Steven, Darlene	Heather Debevec
i.	17-0526	2014 Jacaranda Dr	Palm Property LLC	Heather Debevec

j.	17-0006	812 S 13th Street	Murphy, James Jr. Wrobleski, Glenda & Francis	Andy Avery
k.	17-0358	850 S 21st St Ste C	Tax Ready Express	Heather Debevec
l.	17-0266	100 N Indian River Dr	Owens, Robert	Vince Alesi Heather Debevec
m.	17-0269	702 N 6th St	Slimane, Hamid	Heather Debevec
n.	17-0616	1821 Gulfstream Ave	Naugle Jr., Richard	Heather Debevec
o.	16-2847	1841 Gulfstream Ave	Crincolli, Anthony M	Margaret Arraiz

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

a.	15-0523	202 Dundas Court	Mackey, Damion	Shaun Coss
b.	12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
c.	12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
d.	16-0175	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
e.	16-0174	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
f.	15-1197	1303 Florida Avenue	Garcia, Jose & Maria	Shaun Coss

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

7. **OTHER CASES**

a.	15-2091	1217 Easter Avenue	Carranza, Lucia H	Shaun Coss
b.	16-1402	1121 Lincoln Court	Bernard, CA & Mildred	Shaun Coss
c.	16-0580	5203 Okeechobee Road	Frederic, Tercie	Shaun Coss

8. **NEW BUSINESS**

9. **OLD BUSINESS**

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

Special Magistrate Ross Hearing

4.a.

Meeting Date: 04/19/2017

Re: Case # 17-0392 - 209 Hialeah Ave

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

Information

SUBJECT:

17-0392	209 Hialeah Ave	Chagani, Aziz	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 22, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Aziz Chagani 1215 Kentucky Ave Fort Pierce, FL 34950	OCCUPIED BY: Jose Mendoza 209 Hialeah Ave Fort Pierce, FL 34950
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VIOLATIONS:

- Section(s): 5-368 - Property Maintenance
- Section(s): 16-25 (C) – Responsibility for Containers
- Section(s): 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section(s): 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

CORRECTIVE ACTIONS:

1. Please repair broken window located in the front of the house. A permit may be required. Please contact the building department at (772)467-3000.
2. Please repair deteriorated trim and pressure wash/paint where molding or staining has occurred.
3. Please move trash containers to the back or side of the house.
4. Please remove bricks, plywood, trash, gas cans, tools and all other miscellaneous items located throughout the yard.
5. Please register or remove non-operable vehicles located in the back of the house.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/14/2017

Started On: 03/22/2017 04:40 PM

Special Magistrate Ross Hearing

4.b.

Meeting Date: 04/19/2017

Re: Case #17-0615 - 1920 Cypress Ave

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

Information

SUBJECT:

17-0615	1920 Cypress Ave	Purcell, Frank	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 28, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Frank Purcell 1920 Cypress Ave Fort Pierce, FL 34949	OTHER NAMES: Debra Parker Real Estate 1434 NW Coconut Point Lane Stuart, FL 34994
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VIOLATIONS:

Section(s): 22-22 (C) Allowed Uses

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

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed.

The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Additionally, if rentals continue without a business tax receipt, that all utilities to the property be suspended.

Form Started By: Heather Debevec
Final Approval Date: 04/14/2017

Started On: 03/28/2017 10:18 AM

Special Magistrate Ross Hearing

4.c.

Meeting Date: 04/19/2017

Re: Case #16-2306 - 405 Decordre Ct.

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

Information

SUBJECT:

16-2306	405 Decordre Ct	Lazarre, Ermith	Shaun Coss
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CASE INFORMATION:

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

OWNER: Ermith Lazarre 3406 Menendez St. Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 605.1 Electrical Equipment**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 704.2.1 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Replace smoke alarms as required.
2. Window repairs that have been made are not code compliant. Windows must be openable for egress. Repair all damaged and/or missing window hardware and glazing.
3. Repair or replace the bath tub faucet and handles.
4. Install weather stripping and door sweeps so that the doors are weather-tight.
5. There are several electrical receptacles not working. Hire a properly licensed electrician to repair or replace the wiring and/or receptacles.

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.

Form Started By: Shaun Coss
Final Approval Date: 04/14/2017

Started On: 03/07/2017 03:02 PM

Special Magistrate Ross Hearing

4.d.

Meeting Date: 04/19/2017

Re: Case #16-2491 - 1910 Avenue P

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

Information

SUBJECT:

16-2491	1910 Avenue P	Washington (EST), Roeva	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 8, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Roeva Linder Washington (EST) 1910 Avenue P Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
IPMC 304.7 Roofs & Drainage
IPMC 305.3 Interior Surfaces

CORRECTIVE ACTIONS:

1. Repair or replace the roof that has been damaged.
2. Replace the damaged ceiling and/or drywall.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 04/14/2017

Started On: 03/07/2017 03:08 PM

Special Magistrate Ross Hearing

4.e.

Meeting Date: 04/19/2017

Re: Case # 17-0215 - 216 S 2nd St

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

Information

SUBJECT:

17-0215	216 S 2nd St	Thompson, Linda	Vince Alesi Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 3, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Linda Thompson	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulations

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, that the violator be assessed the fine as indicated on the citation plus the administration charges of \$10.00 and the late fee of \$18.00.

Form Review

Form Started By: Heather Debevec

Started On: 03/10/2017 10:46 AM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.f.

Meeting Date: 04/19/2017

Re: Case # 17-0209 - 102 S 2nd St

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

Information

SUBJECT:

17-0209	102 S 2nd St	Munyon, Douglas	Vince Alesi Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 3, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Douglas Munyon	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, that the violator be assessed the fine as indicated on the citation plus the administration charges of \$10.00 and late fee of \$18.00.

Form Review

Form Started By: Heather Debevec

Started On: 03/10/2017 11:18 AM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.g.

Meeting Date: 04/19/2017

Re: Case # 17-0172 - 108 S 2nd St

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

Information

SUBJECT:

17-0172	108 S 2nd St	Lewis, Michael	Vince Alesi Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 31, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Michael Lewis	OCCUPIED BY:
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VIOLATIONS:

Section(s) 10-23 Parking Regulations

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 \$10.00 and the late fee of \$18.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/14/2017

Started On: 03/10/2017 11:28 AM

Special Magistrate Ross Hearing

4.h.

Meeting Date: 04/19/2017

Re: Case # 17-0524 - 345 Granada St

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

Information

SUBJECT:

17-0524	345 Granada St	Steven, Darlene	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 10, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Darlene Steven 5750 Buckcreek Rd Finchville, KY 40022	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (C) Allowed Uses

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

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed.

The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Additionally, if the violation of operating a business without a business tax receipt continues, order that the utilities to the property be suspended.

Form Started By: Heather Debevec
Final Approval Date: 04/14/2017

Started On: 03/10/2017 02:59 PM

Special Magistrate Ross Hearing

4.i.

Meeting Date: 04/19/2017

Re: Case # 17-0526 - 2014 Jacaranda Dr

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

Information

SUBJECT:

17-0526	2014 Jacaranda Dr	Palm Property LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 13, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Palm Property LLC 1424 SE McArthur Blvd Stuart, FL 34996	REGISTERED AGENT: Neal Poller 550 Biltmore Way Ste 700 Coral Gables, FL 33134
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VIOLATIONS:

Section(s): 22-22 (C) - Allowed Uses

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

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed.

The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Additionally, if rentals continue without a business tax receipt, all utilities to the property be suspended.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 04/14/2017

Started On: 03/14/2017 08:17 AM

Special Magistrate Ross Hearing

4.j.

Meeting Date: 04/19/2017

Re: Case # 17-0006 - 812 S 13th Street

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

Information

SUBJECT:

17-0006	812 S 13th Street	Murphy, James Jr. Wrobleski, Glenda & Francis	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 9, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: James Murphy Jr Glenda & Francis Wrobleski 812 S 13th Street Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (6) – Fence Maintenance

Section(s): 22-187 (13) – Landscape Maintenance

Section(s): 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

CORRECTIVE ACTIONS:

1. Please repair the wooden fence by replacing all of the missing or broken slats and clean and paint the fence in a workmanlike manner.
2. Please contact Paul Bertram at 772-467-3821 concerning the dead oak tree and the permit required for the oak tree.
3. Please have all vehicles on the property properly licensed and operable at all times or remove them from the property.

RECOMMENDATION:

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

Form Review

Form Started By: Andy Avery
Final Approval Date: 04/14/2017

Started On: 03/14/2017 02:51 PM

Special Magistrate Ross Hearing

4.k.

Meeting Date: 04/19/2017

Re: Case # 17-0358 - 850 S 21st St Ste C

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

Information

SUBJECT:

17-0358	850 S 21st St Ste C	Tax Ready Express	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 24, 2017	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Tax Ready Express 850 S 21st St Ste C Ft. Pierce, FL 34950	MANAGER: Deanna Dykes- Woodard 4730 NW 14th St Lauderhill, FL 33313 REGISTERED AGENT: Adlin Augustin 607 SW 1st Ave Boynton Beach, FL 33426
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VIOLATIONS:

Section(s): 11-26 Distribution of Handbills

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$10.00.

Form Review

Form Started By: Heather Debevec

Started On: 03/14/2017 03:32 PM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.I.

Meeting Date: 04/19/2017

Re: Case # 17-0266 - 100 N Indian River Dr

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

Information

SUBJECT:

17-0266	100 N Indian River Dr	Owens, Robert	Vince Alesi Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 9, 2017	Type of Presentation:	Parking Citation
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OWNER:

OWNER: Robert Owens III	OCCUPIED BY:
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VIOLATIONS:

Sections(s); 10-23 Parking Regulation

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$10.00 plus the late fee of \$18.00.

Form Review

Form Started By: Heather Debevec

Started On: 03/15/2017 04:00 PM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.m.

Meeting Date: 04/19/2017

Re: Case # 17-0269 - 702 N 6th St

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

Information

SUBJECT:

17-0269	702 N 6th St	Slimane, Hamid	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 13, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Hamid Slimane 614 N 7th St Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

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

Section(s): 5-369 - Vacant Buildings

Section(s): 22-187(13) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Remove the construction materials, trash, and debris throughout the property.
2. Please secure all windows and doors with plywood painted the same color as the building.
3. Please remove the landscaping debris and dead branches from the trees.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 03/16/2017 11:48 AM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.n.

Meeting Date: 04/19/2017**Re:** Case #17-0616 - 1821 Gulfstream Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-0616	1821 Gulfstream Ave	Naugle Jr., Richard	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 28, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Richard Naugle Jr. 1821 Gulfstream Ave B Ft. Pierce, FL 34982	OTHER NAMES: Suntrust Bank c/o Corporation Service Company 120I Hays St Tallahassee, FL 32301
OTHER NAMES: Seamist Townhome Associates, Inc. c/o Deborah Sacks 404 Creekside Circle Ruterfordton, NC 28139	OTHER NAMES: Kahane & Associates, PA 8201 Peters Road Suite 3000 Plantation, FL 33324
OTHER NAMES: Richard Naugle, Jr. c/o SW 1st Avenue Ft. Lauderdale, FL 33301	

VIOLATIONS:

Section(s): 22-22 (C) Allowed Uses

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

CORRECTIVE ACTIONS:

1. Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed.

The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Additionally, if rentals continue without a business tax receipt, that all utilities to the property be suspended.

Form Review

Form Started By: Heather Debevec

Started On: 03/28/2017 10:48 AM

Final Approval Date: 04/14/2017

Special Magistrate Ross Hearing

4.o.

Meeting Date: 04/19/2017

Re: Case # 16-2847 - 1841 Gulfstream Ave

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

Information

SUBJECT:

16-2847	1841 Gulfstream Ave	Crincolli, Anthony M	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	December 29, 2016	Type of Presentation:	RECALL
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OWNER:

OWNER: Anthony M Crincolli 1841 Gulfstream Ave Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:

Section 22-22. (C) - Allowed uses.

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

Failure to comply with the order dated February 15, 2017 to immediately cease and desist all current and future rentals.

CORRECTIVE ACTIONS:

1. February 15, 2017 Special Magistrate ordered a fine of \$1500.00 to be paid to the City of Fort Pierce within 90 days and an immediate cease and desist of all current and future rentals of the property referenced above.
2. April 19, 2017 an inspection was made, there were still renters on the property, issued a recall of the case to have further determination by the Special Magistrate.

RECOMMENDATION:

To be determined.

Attachments

Order
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/14/2017

Started On: 03/28/2017 03:44 PM



CASE #: 16-2847

RE: Violation of Section(s): 22-22 (C) Allowed Uses, 9-27 (B) Doing Business without a Tax

Violator: ANTHONY M CRINCOLLI
1841 GULFSTREAM AVE
FT PIERCE, FL 34949

Property Address: 1841 GULFSTREAM AVE

Tax ID #: 2401-503-0085-000/0

Legal Description: OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D BLK 9 LOTS1 AND 2
(OR 2728-775)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 15, 2017, 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 **ANTHONY M CRINCOLLI** continued to rent the dwelling for less than six months without a conditional use approved by the Fort Pierce City Commission and to obtain a Business Tax Receipt in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

1. An immediate cease and desist order is imposed and all current and future rentals be terminated immediately.
2. A fine of \$1,500.00 is ordered to be paid to the City of Fort Pierce within 90 days of the date of this order.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 22nd day of February, 2017 nunc pro tunc
February 15, 2017.**

Shaw Ross
Fran Ross, Special Magistrate

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

22nd DAY OF February, 2017.

Colleen Greer
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4279876 02/22/2017 02:24:26 PM
OR BOOK 3966 PAGE 189 - 189 Doc Type: ORD
RECORDING: \$10.00

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

Rtqrgrtv{ #f g p v h e c v a p

Site Address: 1841 Parcel ID: 2401-503-0085- Account #: 14978 Sec/Town/Range:
 GULFSTREAM AVE 000-0 Use Type: 0800 01/35S/40E
 Map ID: 24/01G Zoning: R4A Jurisdiction: Fort Pierce

Q y p g t u j k r

Anthony M Crincolli
 1841 Gulfstream AVE
 Fort Pierce, FL 34949

Ngicr# # g u e t k r v a p

OCEAN VIEW S/D REVISED PLAT HOLLEY AND
 MORGAN'S S/D BLK 9 LOTS1 AND 2 (OR 2728-775)

F w t t g p v # k c r w g u

K k u v q t e c r # c r w g u # 0 { g c t

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$199,700	\$156,032	2016	\$199,700	\$156,032	\$50,000	\$106,032
\$50,000	\$106,032	2015	\$166,300	\$148,548	\$50,000	\$98,548
		2014	\$143,200	\$141,618	\$50,000	\$91,618

U c r g # k k u v q t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-22-2006	2728 / 0775	XX00	WD	Bauer, Steven D	\$365,000
10-01-2002	1625 / 2748	XX00	WD	Bird, James J	\$199,900
10-30-1998	1182 / 0614	XX00	WD	Charles D Raffiani	\$135,000

R t o c t { # w k l p i # p h o t o c v a p

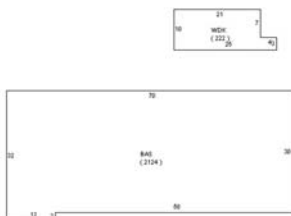
Finished Area of this building: 2,124 SF
 Gross Area of this building: 2,346 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Hip Building Type: MFH
 Year Built: 1975 Frame: Grade: MFAQ Effective Year: 1975
 Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 2 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 4 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



V q v c r # t g c u

Finished/Under Air (SF):	2,124
Gross Area (SF):	2,762
Land Size (acres):	0.26
Land Size (SF):	11,143
Total Building Count:	2

U r g e k r # # g c w t g u # p f # { c t f # v g o u

Type Qty Units Year Blt

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

SUBJECT:

15-0523	202 Dundas Court	Mackey, Damion	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 26, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Damion Mackey 133 N 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
--	--------------

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 304.5 Foundation Walls
- IPMC 304.10 Stairways, Decks, Porches & Balconies
- IPMC 305.2 Structural Members
- IPMC 502.1 Required Facilities
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 704.1 Fire Protection Systems

FINDINGS/ORDER:

September 16, 2015 the Special Magistrate found Damion Mackey responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. November 23, 2015 spoke to Rod Waller he advised he'd renew the permit and complete work. Officer issued a 90 day extension.
2. December 17, 2015 permits renewed.
3. June 20, 2016 permits expired; no contact from property owner, the fines started.
4. June 28, 2016 the permit was renewed, fines will continue to accrue until a final inspection has been approved.
5. January 5, 2017 the permit expired, fines will continue to run.
6. January 13, 2017 a second notice of fines accumulating was sent to the property owner.
7. February 6, 2017 received letter from Mr. Mackey disagreeing with the violations and the fines.

8. February 14, 2017 the accrued fines are \$23,920.00 (\$20.00 recording fees) and continuing to accrue at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

Order
Request
tax card
3 Criteria

Form Review

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

Started On: 02/14/2017 02:14 PM

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

SM CASE # 15-0523

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, IPCM 108.1.1 Unsafe Structure, IPCM 304.5 Foundation Walls, IPCM 304.10 Stairways, Decks, Porches & Balconies, IPCM 305.2 Structural Members, IPCM 502.1 Required Facilities, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment, IPCM 704.1 Fire Protection Systems

Violator: DAMION MACKEY
133 N 12TH ST.
FT PIERCE, FL 34950

Property Address: 202 DUNDAS CT Tax ID #: 2410-604-0139-000/2
Legal Description: BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D) (OR 3204-34)


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that DAMION MACKEY failed to renew the permit and call in for required inspections in violation of the Code of Ordinances as specified above, on property located at the above described location. Once the permit has been properly closed, contact the investigator so that he can verify that the following has been completed: repair the deteriorating foundation, repair the front porch, repair the rotten floor in the bathroom, replace the toilet, sink, and tub, insure the range and range outlet is safe, install smoke detectors, obtain permits for all work, including but not limited to window replacement, sub-floor replacement, plumbing alterations, and electrical alterations. In the event the violation is not remedied, 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

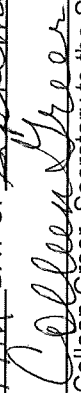
The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

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



Fran Ross, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4112333 09/18/2015 at 09:16 AM
OR BOOK 3789 PAGE 225 - 225 Doc Type: ORD
RECORDING: \$10.00

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
17th DAY OF September 15.


Colleen Greer, Secretary to the Special Magistrate

January 30, 2017

CODE ENFORCEMENT DIVISION

P.O Box 1480

Fort Pierce, FL 34954

RECEIVED
FEB 06 2017
CODE ENFORCEMENT
CITY OF FT. PIERCE

Property address: 202 DUNDAS COURT

Case #15-0523

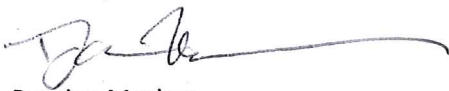
To Whom it may Concern,

This letter is to briefly explain why I disagree with both the violations and fines assessed by the Special Magistrate Order and the City Code of Ordinance for the address referenced above.

The reason I disagree with the assessed violations and fines is because most of the violations were assessed prior to the time I acquired the property. It was to my understanding that approximately 40% of the issues had been resolved by the previous owner and a contractor he had hired. Furthermore, after going in front of the Special Magistrate I hired a General Contractor to complete the unfinished work. It was to my understanding that he understood what needed to be done to complete the work. However, I was very misinformed as to the work being done and the lack of communication was problematic. I believe there could have been better communication between not only the General Contractor and myself, but with the code enforcement office as well.

I would also like to stress the fact that the residence has not been occupied, and as such, the issues have not created any victims. I would appreciate the opportunity to discuss in greater detail the issues and concerns I have with this matter.

Sincerely,



Damion Mackey

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

Property Identification

Site Address: 909 Avenue B Parcel ID: 2410-604-0139- Account #: 23419 Sec/Town/Range:
 000-2
 Map ID: 24/10D Zoning: R4 Use Type: 0800 Jurisdiction: Fort Pierce
 10/35S/40E

Ownership

Damion Mackey
 133 N 12th St
 Fort Pierce, FL 34950

Legal Description

BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)
 (OR 3630-1661)

Current Values

Just/Market: \$39,000 Assessed: \$28,600
 Exemptions: \$0 Taxable: \$28,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$39,000	\$28,600	\$0	\$28,600
2015	\$26,000	\$26,000	\$0	\$26,000
2014	\$24,700	\$24,700	\$0	\$24,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-08-2014	3630 / 1661	0111	QC	Williamson (TR),Sylvia	\$100
04-30-2010	3204 / 0034	0130	SP	Parsons (TR),Lon	\$100
10-14-2005	2425 / 1673	XX00	TR	Williams (TR),Sylvia	\$44,000

Primary Building Information

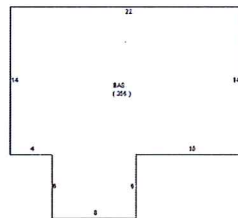
Finished Area of this building: 356 SF
 Gross Area of this building: 356 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1937	Frame:	Grade: MFFQ	Effective Year: 1950
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 6	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	2,526
Gross Area (SF):	3,128
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	6

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0523

Address: 202 Dundas Court

Date: April 19, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE.**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **STILL IN VIOLATION. CONTRACTOR WAS HIRED AND PERMIT WAS ISSUED. PERMIT HAS EXPIRED WITHOUT ANY INSPECTIONS.**

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? **2 OTHERS.**

Information

SUBJECT:

12-1722	204 Dundas Court	Mackey, Damion	Shaun Coss
---------	------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	October 8, 2012	Type of Presentation:	Massey
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OWNER:

OWNER: Damion Mackey 133 N 12th Street Ft. Pierce, FL 34950	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 108.1.2 Unsafe Equipment
IPMC 304.13 Window & Door Frames
IPMC 603.1 Mechanical Equipment
IPMC 304.14 Insect Screens
IPMC 304.18.1 Building Security-Doors
IPMC 305.4 Walking Surfaces
IPMC 603.1 Mechanical Equipment
IPMC 605.1 Electrical Equipment

FINDINGS/ORDER:

September 16, 2015 the Special Magistrate found Damion Mackey responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. November 23, 2015 spoke to Rod Waller he advised he'd renew the permit and complete work. Officer issued a 90 day extension.
2. December 17, 2015 permits renewed by Villanova Construction.
3. June 20, 2016 permits expired; no contact from property owner, the fines started.
4. January 13, 2017 a second notice of fines accumulating was sent to the property owner.
5. February 6, 2017 received letter from Mr. Mackey disagreeing with the violations and the fines.
6. February 14, 2017 the accrued fines are \$23,920.00 (\$20.00 recording fees) and continuing to accrue at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

order
Request
tax card
3 Criteria

Form Review

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

Started On: 02/14/2017 03:05 PM

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

SM CASE # 12-1722

RE: Violation of Section(s): Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, IPCM 108.1.2 Unsafe Equipment, IPCM 304.13 Window & Door Frames, IPCM 603.1 Mechanical Equipment, IPCM 304.14 Insect Screens, IPCM 304.18.1 Building Security-Doors, IPCM 305.4 Walking Surfaces, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment

Violator: DAMION MACKEY
133 N 12TH ST
FT PIERCE, FL 34950

Property Address: 204 DUNDAS CT Tax ID #: 2410-604-0139-000/2
Legal Description: BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D) (OR 3204-34)


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that DAMION MACKEY failed to renew permit and call in for required inspections in violation of the Code of Ordinances as specified above, on property located at the above described location. Once the permit has been properly closed out, contact the investigator so that he can verify that the following has been completed: windows, doors and frames must be in sound condition, repair or replace all window screens, repair or replace the rear door, install the water heater properly including the wiring, pans, T&P valve and down pipe, and all lighting and electrical equipment should be installed and maintained in a safe and approved manner. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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


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



Fran Ross, Special Magistrate

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

17th DAY OF September 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4112331 09/19/2015 at 09:16 AM
OR BOOK 3789 PAGE 223 - 223 Doc Type: ORD
RECORDING: \$10.00

January 30, 2017

CODE ENFORCEMENT DIVISION

P.O Box 1480

Fort Pierce, FL 34954

RECEIVED
FEB 06 2017
CODE ENFORCEMENT
CITY OF FT. PIERCE

Property address: 204 DUNDAS COURT

Case #12-1722

To Whom it may Concern,

This letter is to briefly explain why I disagree with both the violations and fines assessed by the Special Magistrate Order and the City Code of Ordinance for the address referenced above.

The reason I disagree with the assessed violations and fines is because most of the violations were assessed prior to the time I acquired the property. It was to my understanding that approximately 90% of the issues had been resolved by the previous owner and a contractor he had hired. Furthermore, after going in front of the Special Magistrate I hired a General Contractor to complete the unfinished work. It was to my understanding that he understood what needed to be done to complete the work. However, I was very misinformed as to the work being done and the lack of communication was problematic. I believe there could have been better communication between not only the General Contractor and myself, but with the code enforcement office as well.

I would also like to stress the fact that the residence has not been occupied, and as such, the issues have not created any victims. I would appreciate the opportunity to discuss in greater detail the issues and concerns I have with this matter.

Sincerely,


Damion Mackey

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

Property Identification

Site Address: 909 Avenue B Parcel ID: 2410-604-0139-000-2 Account #: 23419 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10D Zoning: R4 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Damion Mackey
 133 N 12th St
 Fort Pierce, FL 34950

Legal Description

BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)
 (OR 3630-1661)

Current Values

Just/Market: \$39,000 Assessed: \$28,600
 Exemptions: \$0 Taxable: \$28,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$39,000	\$28,600	\$0	\$28,600
2015	\$26,000	\$26,000	\$0	\$26,000
2014	\$24,700	\$24,700	\$0	\$24,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-08-2014	3630 / 1661	0111	QC	Williamson (TR),Sylvia	\$100
04-30-2010	3204 / 0034	0130	SP	Parsons (TR),Lon	\$100
10-14-2005	2425 / 1673	XX00	TR	Williams (TR),Sylvia	\$44,000

Primary Building Information

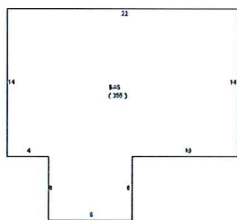
Finished Area of this building: 356 SF
 Gross Area of this building: 356 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1937	Frame:	Grade: MFFQ	Effective Year: 1950
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 6	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	2,526
Gross Area (SF):	3,128
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	6

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 12-1722

Address: 204 Dundas Court

Date: April 19, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **STILL IN VIOLATION. CONTRACTOR WAS HIRED, PERMIT WAS ISSUED. PERMIT HAS EXPIRED WITHOUT ANY INSPECTIONS.**

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? **2 OTHERS**

Information

SUBJECT:

12-1723	206 Dundas Court	Mackey, Damion	Shaun Coss
---------	------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	October 8, 2012	Type of Presentation:	Massey
-----------------	-----------------	-----------------------	--------

OWNER:

OWNER: Damion Mackey 133 N 12th Street Ft. Pierce, FL 34950	OCCUPIED BY:
--	--------------

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
Section(s): 5-1.105.1 Permit Required
IPMC 108.1.2 Unsafe Equipment
IPMC 304.13 Window & Door Frames
IPMC 305.3 Interior Surfaces
IPMC 603.1 Mechanical Equipment

FINDINGS/ORDER:

September 16, 2015 the Special Magistrate found Damion Mackey responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. November 23, 2015 issued 90 day extension once hearing that Rod Waller was going to renew the permit and complete work.
2. December 17, 2015 permits renewed by Villanova Construction.
3. June 20, 2016 permits expired; no contact from property owner, the fines started.
4. January 13, 2017 a second notice of fines accumulating was sent to the property owner.
5. February 6, 2017 received letter from Mr. Mackey disagreeing with the violations and the fines.
6. February 14, 2017 the accrued fines are \$23,920.00 (\$20.00 recording fees) and continuing to accrue at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

order
Request
tax card
3 Criteria

Form Review

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

Started On: 02/14/2017 03:20 PM

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

SM CASE # 12-00001723

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, IPMC 108.1.2 Unsafe Equipment, IPMC 304.13 Window & Door Frames, IPMC 305.3 Interior Surfaces, IPMC 603.1 Mechanical Equipment

Violator: DAMION MACKEY
133 N 12TH ST
FT PIERCE, FL 34950

Property Address: 206 DUNDAS CT Tax ID #: 2410-604-0139-000/2
Legal Description: BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D) (OR 3204-34)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that DAMION MACKEY failed to renew permit and call in for required inspections in violation of the Code of Ordinances as specified above, on property located at the above described location. Once the permit has been properly closed out, contact the investigator so that he can verify that the following has been completed: window glazing must be repaired, window hardware repaired to make windows operable for egress, install the water heater properly including the wiring, pans T&P valve and down pipe, and repair all holes in kitchen wall. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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

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



Fran Ross, Special Magistrate

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

17th DAY OF September 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4112332 09/18/2015 at 09:16 AM
OR BOOK 3789 PAGE 224 - 224 Doc Type: ORD
RECORDING: \$10.00

January 30, 2017

CODE ENFORCEMENT DIVISION

P.O Box 1480

Fort Pierce, FL 34954

RECEIVED
FEB 06 2017
CODE ENFORCEMENT
CITY OF FT. PIERCE

Property address: 206 DUNDAS COURT

Case #12-1723

To Whom it may Concern,

This letter is to briefly explain why I disagree with both the violations and fines assessed by the Special Magistrate Order and the City Code of Ordinance for the address referenced above.

The reason I disagree with the assessed violations and fines is because most of the violations were assessed prior to the time I acquired the property. It was to my understanding that approximately 95% of the issues had been resolved by the previous owner and a contractor he had hired. Furthermore, after going in front of the Special Magistrate I hired a General Contractor to complete the unfinished work. It was to my understanding that he understood what needed to be done to complete the work. However, I was very misinformed as to the work being done and the lack of communication was problematic. I believe there could have been better communication between not only the General Contractor and myself, but with the code enforcement office as well.

I would also like to stress the fact that the residence has not been occupied, and as such, the issues have not created any victims. I would appreciate the opportunity to discuss in greater detail the issues and concerns I have with this matter.

Sincerely,



Damion Mackey

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

Property Identification

Site Address: 909 Avenue B Parcel ID: 2410-604-0139-000-2 Account #: 23419 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10D Zoning: R4 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Damion Mackey
 133 N 12th St
 Fort Pierce, FL 34950

Legal Description

BENJ HOGG'S ADDN BLK I LOTS 3 AND 4 (MAP 24/10D)
 (OR 3630-1661)

Current Values

Just/Market: \$39,000 Assessed: \$28,600
 Exemptions: \$0 Taxable: \$28,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$39,000	\$28,600	\$0	\$28,600
2015	\$26,000	\$26,000	\$0	\$26,000
2014	\$24,700	\$24,700	\$0	\$24,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-08-2014	3630 / 1661	0111	QC	Williamson (TR),Sylvia	\$100
04-30-2010	3204 / 0034	0130	SP	Parsons (TR),Lon	\$100
10-14-2005	2425 / 1673	XX00	TR	Williams (TR),Sylvia	\$44,000

Primary Building Information

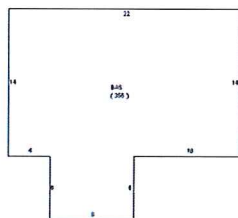
Finished Area of this building: 356 SF
 Gross Area of this building: 356 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1937	Frame:	Grade: MFFQ	Effective Year: 1950
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 6	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	2,526
Gross Area (SF):	3,128
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	6

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

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: 12-1723

Address: 206 Dundas Court

Date: April 19, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **STILL IN VIOLATION. CONTRACTOR WAS HIRED AND A PERMIT WAS ISSUED. PERMIT HAS EXPIRED WITHOUT ANY INSPECTIONS.**

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? **2 OTHERS**

Information

SUBJECT:

16-0175	131 N 15th Street	Teneyck, Jane A	Peggy Arraiz
---------	-------------------	-----------------	--------------

CASE INFORMATION:

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

OWNER:

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

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.
8. February 15, 2017 - Ms. Bazan attended the Special Magistrate hearing and explained that she was in the process of filing for bankruptcy. Attorney Mosley stated that she would communicate with Ms. Bazan's attorney and recommended the case be continued to the next hearing. Ms. Bazan was advised that if she had health issues, she did not need to attend the hearing.
9. March 15, 2017 went before Special Magistrate. There is a bankruptcy pending. Continued case until next hearing date.

RECOMMENDATION:

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

Attachments

Green Card
Posting
Letter
Inv 1

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/14/2017

Started On: 03/17/2017 02:56 PM

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

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted

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 8th 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.

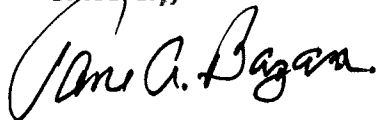
Since receiving that notice I have called 772-467-3000 numerous times. My call was always transferred to someone named Mike Morabito ext.3154, he returned my call once when I was unable to answer, I called him right back and I was stuck with his voice mail again. When I would call the main number I would 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: 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

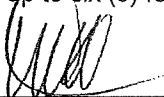
Cited By: Mike Morabito

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

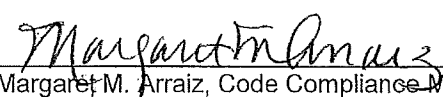
Current Owner: JANE A TENYCK
WAYNE A TENYCK JR (EST) 5380 NW DELL CT
PORT ST LUCIE, FL 34986

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:  Date: 7/16/16
Mike Morabito, Code Enforcement Officer

And found to be in compliance.

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

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

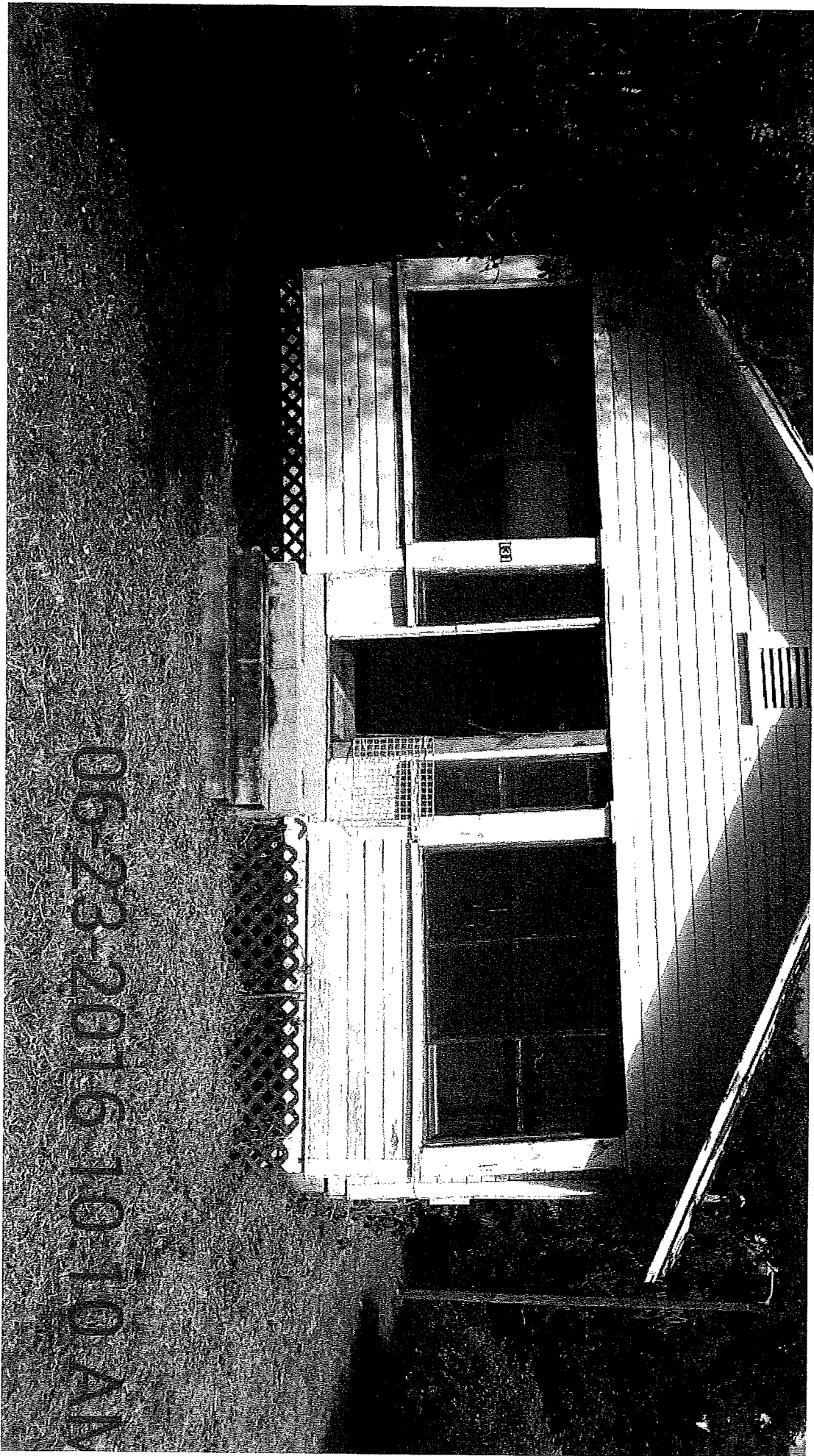
Owner: JANE A TENEYCK
WAYNE A TENEYCK JR (EST) 5380 NW DELL CT
PORT ST LUCIE FL 34986

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)			XXXX	LxW 0
	XXXX	XXXX		Acre 0
				Total 7750
Non-Mowable Area	L	W	Sq. Ft	
(structures, pavement, etc.)			XXXX	LxW 0
	XXXX	XXXX		Sq. Ft 0
				Total 1242
			Total Billable Square Feet	6508
Special Notes:				





06-23-2016 10:10 AM

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:

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

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.
8. March 15, 2017 went before Special Magistrate, in bankruptcy, continued till the next hearing date.
9. February 15, 2017 - Ms. Bazan attended the Special Magistrate hearing and explained that she was in the process of filing for bankruptcy. Attorney Mosley stated that she would communicate with Ms. Bazan's attorney and recommended the case be continued to the next hearing. Ms. Bazan was advised that if she had health issues, she did not need to attend the hearing.

RECOMMENDATION:

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

Recommendation to be determined.

Attachments

Tax Card
Green Card
Posting
Invoice
Letter
Inv 2

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/14/2017

Started On: 03/17/2017 02:53 PM

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

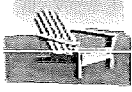
1-22-16

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

131 N. 15 ST

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted



131 N. 15th Street
 Dana L Neville to: Colleen Greer

09/16/2016 09:49 AM

MR450I03 CITY OF FORT PIERCE FINANCE DEPARTMENT 9/16/16
 Invoice Inquiry 09:42:50

Invoice #/Date : 31676 8/22/16 Cust: 5134 Status: A ACTIVE
 Last statement : 9/11/16 Name: 131 N 15TH ST TENEYCK
 Last invoice . : 8/22/16 Addr: 240951000110007 TENEYCK
 Current balance: 200.00 PORT ST LUCIE, FL 34986
 Pending . . . : .00

Type options, press Enter.
 5=Display

Opt	Trans	Date	Code	Description		Amount
		8/22/16	LOTAD	LOT CLEARING ADMIN FEE	9/11/16	100.00
		8/22/16	LOT2	LC	9/11/16	100.00

MR450I03 CITY OF FORT PIERCE FINANCE DEPARTMENT 9/16/16
 Invoice Inquiry 09:43:39

Invoice #/Date : 31677 8/22/16 Cust: 5134 Status: A ACTIVE
 Last statement : 9/11/16 Name: 131 N 15TH ST TENEYCK
 Last invoice . : 8/22/16 Addr: 240951000110007 TENEYCK
 Current balance: 1,225.00 PORT ST LUCIE, FL 34986
 Pending . . . : .00

Type options, press Enter.
 5=Display

Opt	Trans	Date	Code	Description		Amount
		8/22/16	EMEAD	ADMIN EMER REPAIR	9/11/16	100.00
		8/22/16	EMERP	EMERGENCY REPAIR LIENS	9/11/16	1125.00

Thank you & have a great day!

Dana Neville | Senior Accounting Clerk | City of Fort Pierce

Finance Department
 Phone: 772.467.3074 • Fax: 772.489.2594 • 100 North U.S. 1 Fort Pierce

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



THE SUNRISE CITY
FORT PIERCE
Florida

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 8th 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.

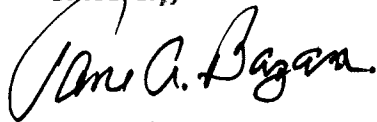
Since receiving that notice I have called 772-467-3000 numerous times. My call was always transferred to someone named Mike Morabito ext.3154, he returned my call once when I was unable to answer, I called him right back and I was stuck with his voice mail again. When I would call the main number I would 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 black ink that reads "Jane A. Bazan". The signature is written in a cursive, flowing style.

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

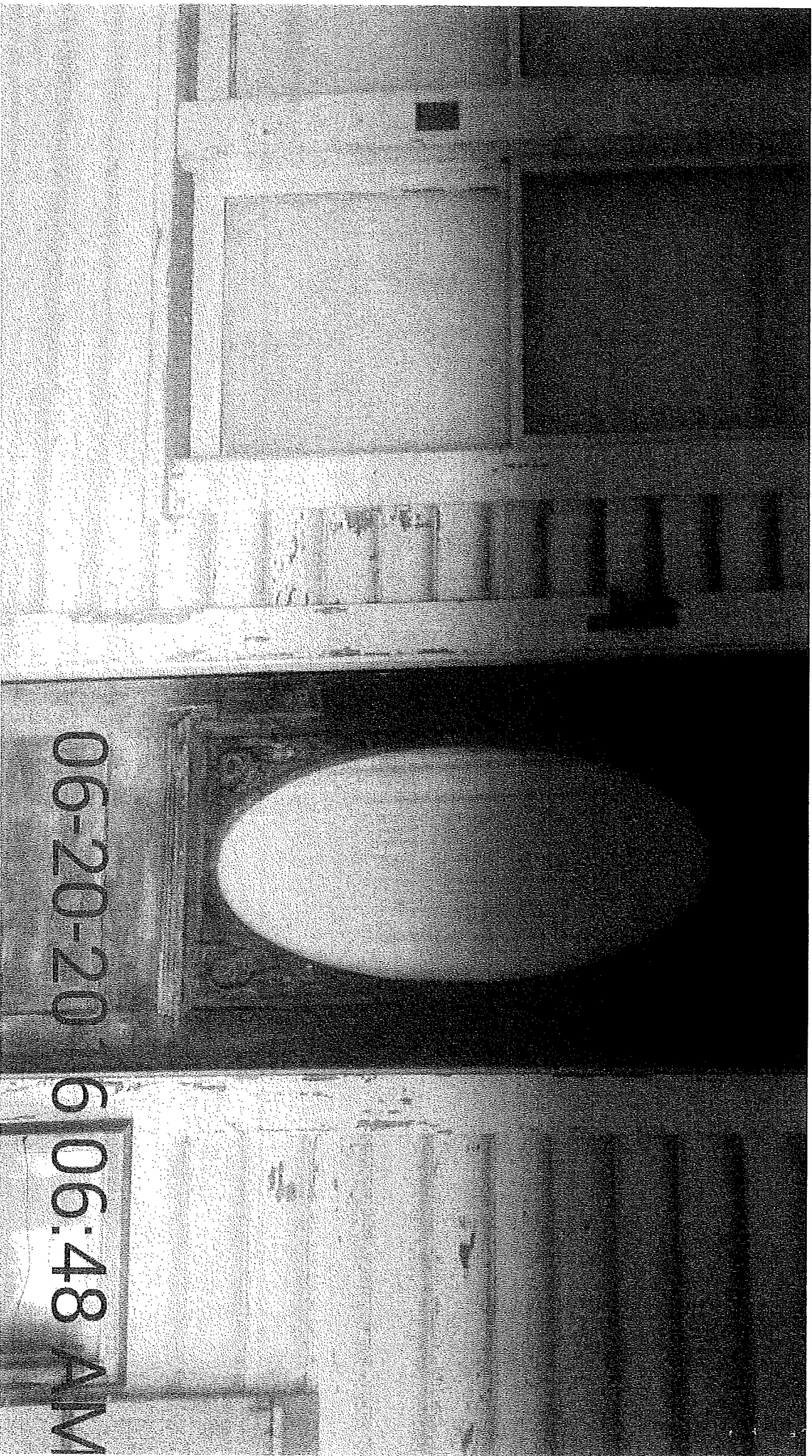
RE: 131 N 15TH ST

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
Non-Movable Area	L	W	Sq. Ft	
(structures, pavement, etc.)				
				LxW
				Sq. Ft
				Total
				0
				0
				0
				Total Billable Square Feet
				0
Special Notes:	13 Windows & 2 doors.			



06-20-20

6:06:48 AM

06-20-2016 11:2 AM

Information

SUBJECT:

15-1197	1303 Florida Avenue	Garcia, Jose & Maria	Shaun Coss
---------	---------------------	----------------------	------------

CASE INFORMATION:

Case Initiated:	July 27, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Jose A & Maria E Garcia 1807 Hudson Drive Rockledge, FL 32955	OCCUPIED BY:
---	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

February 3, 2016 Special Magistrate found Mr. Garcia responsible for the violation and gave him 90 days to obtain a permit and comply with all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. March 13, 2016 permit issued, no inspections
2. July 11, 2016 permit expired due to no inspections, fines started.
3. January 19, 2017 learned permit was renewed on October 18, 2016 but no final inspection has been done. Fines continue to accrue.
4. March 30, 2017 final inspection done, fines stopped. Received request from Jose Garcia for fines reduction.
5. Total amount of fines \$18,820.00 (\$20.00 is recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order
3 Criteria
Tax Card
Administration Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/04/2017

Started On: 03/30/2017 02:20 PM

Jose A Garcia
1807 Hudson Dr
Rockledge FL 32955

March 23, 2017

Fort Pierce Code Enforcement
Re:1303 Florida Avenue
ID: 2409-821-0003-000-3
Case #15-1197

Dear City of Fort Pierce:

This letter is to formally request a reduction on violation fines on 1303 Florida Ave in Fort Pierce. I want to apologize for not resolving this matter in a timely manner, we had a communication problem with our general contractor. When I was first notified of the problem, I immediately contacted a general contractor to pull out a permit, as my mistake I relied on him to complete the work in a timely manner. I had every intention of resolving this problem on time.

I hope to receive a favorable reply in writing, or information if I need to request a hearing to have the fines reduced or rescinded, as now the property comes into compliance with code enforcement.

If you have any questions or would like any more information about my situation, I can be reached at 321-652-2853/321-458-2128 or at meli.v@live.com.

Thank you for your kind consideration in my time of difficulty.

Sincerely



Jose A Garcia

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

SM CASE # 15-1197

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

Violator: JOSE A GARCIA
1807 HUDSON DR
ROCKLEDGE, FL 32955

Property Address: 1303 FLORIDA AVE Tax ID #: 2409-821-0003-000/3
Legal Description: CHASE`S S/D LOT 3 (OR 754-2032)

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 JOSE A GARCIA failed to obtain proper permits for new siding and framing prior to installation 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 90 days 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.

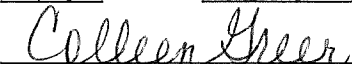
DONE AND ORDERED this 4th day of February, 2016.



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 # 4157400 02/05/2016 at 10:59 AM
OR BOOK 3834 PAGE 886 - 886 Doc Type: ORD
RECORDING: \$10.00

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

Case No: 15-1197

Address: 1303 Florida Avenue

Date: March 15, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **STILL IN VIOLTION. OWNER HIRED A CONTRACTOR TO PULL THE PERMIT. THE PERMIT EXPIRED WITHOUT REQUIRED INSPECTIONS. THE PERMIT HAS SINCE BEEN RENEWED BUT AS OF 2/1/2017 HAS NOT HAD INSPECTIONS AND IS STILL IN VIOLATION.**

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**

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

Rtqrgrtv{ #f g p v h e c v a p

Site Address: 1303 Parcel ID: 2409-821-0003- Account #: 22840 Sec/Town/Range:
 FLORIDA AVE 000-3 Use Type: 0100 09/35S/40E
 Map ID: 24/09S Zoning: R3 Jurisdiction: Fort Pierce

Q y p g t u j k r Ngicr# guetk r v k p
 Jose A Garcia CHASE'S S/D LOT 3 (OR 754-2032)
 Maria E Garcia
 1807 Hudson DR
 Rockledge, FL 32955

Fwttg p v # k c r w g u K k u v t l e c r # k c r w g u # 5 0 { g c t

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$27,500	\$25,520	2016	\$27,500	\$25,520	\$0	\$25,520
Exemptions: \$0	Taxable: \$25,520	2015	\$23,200	\$23,200	\$0	\$23,200
		2014	\$22,600	\$22,600	\$0	\$22,600

Uc r g # k k u v t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-06-1991	0754 / 2032	XX00	WD		\$27,000

Rt k o c t { # w k r f p i # p h t o c v a p

Finished Area of this building: 1,064 SF
 Gross Area of this building: 1,184 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD+
 Year Built: 1905 Frame: Grade: D+ Effective Year: 1965
 Primary Wall: Wood no Sh Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Vqvcn# dtgcu

Finished/Under Air (SF):	1,064
Gross Area (SF):	1,184
Land Size (acres):	0.16
Land Size (SF):	7,000
Total Building Count:	1

Urgek r # g c w t g u # p f # c t f # v g o u

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Administrative Cost Estimator

4/4/2017

Property Address: 1303 Florida Avenue (15-1197)

Date case originated: 7/27/2015

Date case complied: 3/30/2017

Total time: 20 months

Number of Hearings

Violation Hearings: 1
 Massey Hearings: 2
 Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>20</u>	\$1,000.00
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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
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

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>3</u>	\$450.00
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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: \$1,849.18

Special Magistrate Ross Hearing
Meeting Date: 04/19/2017

7.a.

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:	Extension of Time
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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:

1. June 20, 2016 the permit went for review.
2. July 14, 2016 the permit was rejected.
3. August 15, 2016 an extension of 30 days was issued by Marc Meyers.
4. September 20, 2016 no revisions has been turned in nor has there been any further contact.
5. October 19, 2016 an inspection was made, the property was not in compliance, the fines began.
6. October 25, 2016 received letter from Lucia Carranza requesting a hearing.
7. November 15, 2016 the case went to a Massey and Special Magistrate stopped the fines for 90 days.
8. January 19, 2017 contractor submitted revised permit.

9. February 21, 2017 received a request for an extension from Drake Marston, Manta Ray Construction.

10. Fines are currently \$2,720.00 (\$20.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Tax Card
Rule 16
Request
Request 2

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/24/2017

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

SM CASE # 15-2091

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

Violator: LUCIA H CARRANZA
6715 NE PINSON CT
PORT ST LUCIE, FL 34983

Property Address: 1217 EASTER AVE
Tax ID #: 2409-823-0016-000/3
Legal Description: CRAMER'S ADDITION BLK 2 E 1/2 OFLOTS 7 AND 8 (OR 3082-2390)

ORDER ON RULE 16 HEARING

THIS CAUSE came before the Special Magistrate on November 15, 2016 upon the request of the Violator: LUCIA H CARRANZA, pursuant to Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated May 18, 2016 in this cause regarding the above-described real property (the "real property") and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:


A. The Respondent has failed to bring the real property into compliance, a determination that is not disputed by the Respondent who indicates that she has been unable to do so for reasons associated with her health and finances. However, the Building Department Investigator recommended granting an additional period of time (90 days) within which to bring the real property into compliance. The total amount of the fine accruing under the Order is \$2,720.00 (\$20.00 recording fees) as of November 15, 2016.

B. The Department initially interpreted the Respondent's request for a hearing as one seeking additional time to bring the real property into compliance and recommends that the fine should be stopped as of the date of this order for a period of 90 days. Accordingly, it is

ORDERED as follows:

1. The Respondent is granted an extension of time of 90 days from the date of this hearing within which to bring the real property into compliance with the requirements of the prior Order; and the Respondent is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida (the "Department") at (772) 467-3149, when, in the Respondent's view, the real property is in compliance with the requirements of the prior Order.
2. The accrual of the fine under the prior Order is abated during the said 90 day period, and, if the Respondent fails to bring the real property into compliance within the said 90 day period, the fine shall thereupon and thereafter continue to accrue at a daily, cumulative rate specified in the prior Order dated May 18, 2016. The Special Magistrate reserves ruling on the issues described in the initial paragraph of this Order until further hearing thereon which shall be scheduled by the Department, with notice thereof to the Respondent, after the expiration of the said 90 day period or upon confirming that the real property has been brought into compliance, whichever occurs first.
3. In the event of any inconsistencies between the provisions of this Order and the provisions of the prior Order, such provisions of the prior Order shall be considered amended to the extent specified in this Order.

DONE AND ORDERED this 17th day of November, 2016, *Nunc pro tunc* **November 15**, 2016.



Fran Ross, Special Magistrate

I **CERTIFY** that a copy of the above Order was mailed to the Violator, Lucia H. Carranza, 6715 NE Pinson Court, Port St. Lucie, FL 34983 and to Iola Mosley, Assistant City Attorney, Ft. Pierce, FL 34950, on this 17th day of November, 2016.



Colleen Greer, Code Enforcement Clerk



Case # 16-00001079 1217 Easter Avenue Compliance

mantarayconstruction

to:

scoss@city-ftpierce.com

02/15/2017 10:09 AM

Hide Details

From: <mantarayconstruction@gmail.com>

To: "scoss@city-ftpierce.com" <scoss@city-ftpierce.com>

Shaun,

Good Moring this is Drake with Manta Ray Construction. In reference to the above listed property we have secured all the sub-contractors to ensure that we can pull the correct permits for all of the listed Violations. We are currently just waiting for the electrical sub-contractor agreement back from the electrician and we will be able to submit for review we are asking an extension due to the holidays slowing our progress to secure our sub-contractors.

Thank you for your help in this matter..

Sent from Drake Marston @ Manta Ray Construction



Case # 16-00001079 1217 Easter Avenue Compliance

mantarayconstruction

to:

scoss@city-ftpierce.com

02/15/2017 10:09 AM

Hide Details

From: <mantarayconstruction@gmail.com>

To: "scoss@city-ftpierce.com" <scoss@city-ftpierce.com>

Shaun,

Good Moring this is Drake with Manta Ray Construction. In reference to the above listed property we have secured all the sub-contractors to ensure that we can pull the correct permits for all of the listed Violations. We are currently just waiting for the electrical sub-contractor agreement back from the electrician and we will be able to submit for review we are asking an extension due to the holidays slowing our progress to secure our sub-contractors.

Thank you for your help in this matter..

Sent from Drake Marston @ Manta Ray Construction

Special Magistrate Ross Hearing

7.b.

Meeting Date: 04/19/2017

Re: Case #16-1402 - 1121 Lincoln Court

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

Information

SUBJECT:

16-1402	1121 Lincoln Court	Bernard, CA & Mildred	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 3, 2016	Type of Presentation:	Extension of Time
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OWNER:

OWNER: CA & Mildred Bernard 1121 Lincoln Court Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. October 19, 2016 the Special Magistrate found CA & Mildred Bernard responsible for the violation referenced above and gave them 90 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.
2. December 13, 2016 officer explained that the 90 days would expire January 17, 2017. He issued an administrative extension of 90 additional days which would expire on April 17, 2017.
3. March 22, 2017 received request for additional time. Officer explained that property owner would have to go before the Special Magistrate for any additional time.

RECOMMENDATION:

To be determined.

Attachments

Tax Card
 Order
 Request

Form Review

Form Started By: Collen Greer

Started On: 03/28/2017 09:16 AM

Final Approval Date: 04/14/2017

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

Rtqrgrtv{ #f gpv hlc vqpp

Site Address: 1121 Parcel ID: 2409-501-0234- Account #: 21228 Sec/Town/Range:
 LINCOLN CT 000-8 09/35S/40E
 Map ID: 24/09N Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

Q y pgtuj k Ngicr# guctk vqpp
 C A Bernard LINCOLN PARK NO 2 BLK 8 LOTS 14 AND 15 (OR 2838-
 Mildred Bernard 2886)
 1121 Lincoln Ct
 Fort Pierce, FL 34950

Fwttgpv#K crwgu

K kuvqt#cr#K crwgu#0{ gct

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$28,800	\$23,955	2016	\$28,800	\$23,955	\$23,955	\$0
Exemptions: \$23,955	Taxable: \$0	2015	\$29,100	\$23,789	\$23,789	\$0
		2014	\$23,600	\$23,600	\$23,600	\$0

Ucrg#K kuvqt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-21-2007	2838 / 2886	XX01	QC	Miracle Crusade First Holiness,	\$100
07-25-1994	0912 / 2019	XX01	WD	Keilier B Dixon	\$15,500
10-01-1992	0859 / 1884	XX02	QC	Irene R Baker	\$100

Rtlo ct{ #w rfp i# hto cvqpp
 Finished Area of this building: 1,800 SF
 Gross Area of this building: 1,856 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Flat/Shed Building Type: HD-
 Year Built: 1963 Frame: Grade: D- Effective Year: 1970
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 4 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 2 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: Primary Floors: A TL/CON



Vqvcn# dtgcu

Finished/Under Air (SF):	1,800
Gross Area (SF):	1,856
Land Size (acres):	0.11
Land Size (SF):	4,929
Total Building Count:	1

Urgekcr# gcvwtguc# pf #l ctf #vgo u

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	64	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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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-1402

Property Address: 1121 LINCOLN CT
Tax ID #: 2409-501-0234-000/8
Legal Description: LINCOLN PARK NO 2 BLK 8 LOTS 14 AND 15 (OR 2838-2886)

Violator: C A & MILDRED BERNARD
1121 LINCOLN CT
FT PIERCE, FL 34950

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

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 19, 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 C A & MILDRED BERNARD failed to obtain a permit for the construction of a structure with a bathroom, a lean-to and shed like structure, also obtain a permit for the electrical and plumbing alternations that have been made to provide services to the above mentioned structures, the travel trailer and fifth wheel trailer in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 90 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat, at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 21st day of October, 2016.



Fran Ross, Special Magistrate

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

21st DAY OF October, 2016.



Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4241174 10/21/2016 10:08:28 AM
OR BOOK 3924 PAGE 2328 - 2328 Doc Type: ORD
RECORDING: \$10.00

Cornelius Bernard

1121 Lincoln PL

Fort Pierce

FL 34950

772 828 7377

RECEIVED
MAR 22 2017
Building Department

To Whom It May Concern

Over the past months, I have gotten several contractors to assess the property violation. They all promise to come back to have the violation rectified but each one after assessing the property they never come back to work on the violation.

So at this time I am asking for the help of anyone how can assist in bring the violation up to date.

And I am asking for extra time.

C. Bernard

3/22/2017

Special Magistrate Ross Hearing**7.c.****Meeting Date:** 04/19/2017**Re:** Case #16-0580 - 5203 Okeechobee Rd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0580	5203 Okeechobee Road	Frederic, Tercie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 8, 2016	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Public Storage Inc. Dept Pt FL 20216 PO Box 25025 Glendale, CA 91221	OCCUPIED BY: Tercie's House of Beauty 5203 Okeechobee Road Fort Pierce, FL 34947
--	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. August 15, 2016 owner informed officer that they did not know they needed a permit; however, they were informed at the BTR inspection that a permit would be required.
2. August 17, 2016 the Special Magistrate found Public Storage Inc. responsible for the violation and gave them 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.
3. October 14, 2016 Tercie informed officer that they were going to hire Andros Construction and requested more time. Officer issued an extension of 90 days.
4. January 24, 2017 an inspection was made, the violations were not complied, the fines began.
5. January 24, 2017 received an email from Lloyd Constant, President of Andros Construction requesting an extension of 15 days to allow the Architect to complete the required drawing, Officer held off recording the Affidavit to allow the additional 15 days to complete the required drawing.
6. February 6, 2017 received an email from Tercie Frederic requesting an extension. She explained that they hired Andros Construction as contractor and Cook & Menard Architect as architect to do the work.
7. February 23, 2017 the fines are currently \$3020.00 (\$20.00 recording fees) and continue to accrue at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

Order
Request
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/14/2017

Started On: 02/23/2017 03:11 PM

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

SM CASE # 16-0580

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

Violator: PUBLIC STORAGE INC
DEPT PT FL 20216
PO BOX 25025
GLENDALE, CA 91221

Property Address: 5203 OKEECHOBEE RD Tax ID #: 2419-243-0006-000/1
Legal Description: 19 35 40 FROM INT OF W R/W MCNEIL RD AND S LI OF NW 1/4 RUN WALG
1/4 SEC LI 410.99 FT TO POB, TH CONT ALG SD LI 883.94 FT TO SW COR OF SE 1/4

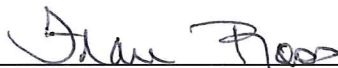
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 17, 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 PUBLIC STORAGE INC failed to obtain a permit for the installation of the Tercie's House of Beauty wall sign 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 19th day of August, 2016, Nunc pro tunc August 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF August, 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222232 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2226 - 2226 Doc Type: ORD
RECORDING: \$10.00

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



Sign permit

kim smith

to:

scoss

02/06/2017 10:52 AM

Hide Details

From: kim smith <tfrederic8@gmail.com>

To: scoss@city-ftpierce.com

HI! This is Tercie Frederic asking for a extension on the permit of my business sign for 5203 Okeechobee Rd fort Pierce fl 34947. I have hired Andros construction as a contractor and Cook Mernard Architect Tonic as my Architect. So I am getting the work done I just need some more time to get it done. Thank you!



Time extension request: Hello Mr. Coss, this letter is in regards of Ms. Tercie at 5203
Okeechobee Rd
Lloyd Constant
to:
scoss
01/24/2017 03:00 PM
Hide Details
From: Lloyd Constant <androsconstruction@gmail.com>
To: scoss@city-ftpierce.com

**Hello Mr. Coss, this letter is in regards of Ms. Tercie at 5203 Okeechobee Rd, Fort
Pierce, FL 34947 for an extension of time in the amount of fifteen days starting from
January 20th 2017 to allow the Architect to complete the required drawing.**

Please let me know is this request is feasible

Thank U,

**Lloyd M. Constant
President/CEO
Andros Construction, LLC
CELL:772-475-4915
PH: 772-519-4074
androsroofing.com
androsconstruction@gmail.com**

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

Property Identification

Site Address: 5221 OKEECHOBEE RD Map ID: 24/19N Parcel ID: 2419-243-0006-000-1 Zoning: Account #: 136019 Use Type: 4820 Sec/Town/Range: 19/35S/40E Jurisdiction: Fort Pierce

Ownership

Public Storage Inc
Dept Pt Fl 20216
PO Box 25025
Glendale, CA 91221

Legal Description

19 35 40 FROM INT OF W R/W MCNEIL RD AND S LI OF NW 1/4 RUN WALG 1/4 SEC LI 410.99 FT TO POB, TH CONT ALG SD LI 883.94 FT TO SW COR OF SE 1/4 OF NW 1/4, THN 00 DEG 56 MIN 04 SEC W 176.72 FT TO S R/W OKEE RD, TH N 70 DEG 03 MIN 56 SEC E ALG SD R/W 338.36 FT TO PC CURVE CONC NW, R OF 1970.08 FT, CA OF 07 DEG 29 MIN 29 SEC, TH ELY ALG ARC 56.38 FT, TH S 22 DEG 48 MIN 13 SEC E 89.26 FT, TH S 67 DEG 11 MIN 47 SEC W 43.86 FT, TH S 22 DEG 48 MIN 13 SEC E 70.38 FT, TH E 428.49 FT, TH S 22 DEG 48 MIN 13 SEC E 145.27 FT TO POB (3.45 AC)(OR 901-1819)

Current Values

Just/Market: \$2,044,800 Assessed: \$2,044,800 Exemptions: \$0 Taxable:

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$2,044,800	\$2,044,800	\$0	\$2,044,800
2015	\$1,901,600	\$1,901,600	\$0	\$1,901,600
2014	\$1,755,100	\$1,755,100	\$0	\$1,755,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-17-1994	0901 / 1819	XX01	WD		\$1,250,000

Primary Building Information

Finished Area of this building: 1,922 SF
Gross Area of this building: 2,082 SF

Exterior Data

View: Roof Cover: Tar & Gravel Roof Structure: BarJst/Rigid Building Type: INDF
Year Built: 1989 Frame: Grade: Y_C Effective Year: 1989
Primary Wall: CB Stucco Story Height: 2 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	46,720
Gross Area (SF):	47,370
Land Size (acres):	3.45
Land Size (SF):	150,282
Total Building Count:	9

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	200	1989
ASP2 LOW	1	72100	1989
BARB WIRE	1	200	1989