

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 17, 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.	16-2827	1409 Delaware Ave	Lin, Xiang	Shaun Coss
B.	16-2104	1210 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
C.	16-0716	1212 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
D.	16-1555	1214 Nobles Terr, Units A & B	New World Fiduciary Inc	Shaun Coss
E.	16-1577	1214 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
F.	16-2819	607 N 19th St.	Hartman, Ariel	Shaun Coss
G.	16-1371	512 N 17th St.	Kaja Holdings 2 LLC	Shaun Coss
H.	16-2189	1112 S 7th Street	JPMorgan Chase Bank N A	Andy Avery
I.	16-2288	1611 S 29th Street	Overton, Robert R	Andy Avery
J.	17-0638	1114 Raymond Avenue	Bitetto, Vitangelo R	Andy Avery

K.	17-898	1450 Bell Avenue	Railside LLC	Shaun Coss
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L.	17- 0014	5831 Tedder Road	Gonzalez, Andres F	Andy Avery
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M.	17-436	1206 Avenue D	Joseph, Maria M	Isaac Saucedo
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5. PUBLIC HEARINGS - CITATIONS

A.	17-0232	1401 N 24th St	Crews, Tracy	Officer Patriani, Sean
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B.	17-0488	139 N 2nd St	Pence, Michele	Officer Saintillien, Evans
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C.	17-0508	130 Blk N Depot Dr	Baldwin, Yulanda	Heather Debevec Vince Alesi
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D.	17-0578	701 N 9th St	Faucher, Jeffrey	Heather Debevec
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E.	17-0165	724 Orange Ave	Minus, Camilla	Officer Griffith, Steve
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F.	17-0484	1 S Jetty Park	Mellott, Randy	Officer Anton, Nicholas
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G.	17-0230	Orange Ave & 2nd St	Smith, Vanessa	Officer Trinidad, Oscar
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H.	17-0163	2701 Avenue L	Spatcher, Lashaundra	Officer Costa, Moyses
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I.	17-0169	1 S Jetty Park	Krohne, Rebecca	Officer Louis, Elizabeth
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J.	17-0233	1407 N 24th St	Jacobs, Kerrian	Officer Patriani, Sean
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6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

A.	16-0566	702 Dundas Court	Bridges, Andrew	Peggy Arraiz
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7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

8. OTHER CASES

9. **NEW BUSINESS**

10. **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:** 05/17/2017

**Re:** Case #16-2827 - 1409 Delaware Ave

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

**Information**

**SUBJECT:**

16-2827	1409 Delaware Ave	Lin, Xiang	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 19, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Xiang Lin % Chef Lin Asia Buffet 1850 S. US Hwy 1 Vero Beach, FL 32960	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the water heater. Upon issuance of the permit, additional work may be necessary to bring the water heater into compliance.
2. Permit 15-982 for the fire suppression system has expired. Renew the permit and obtain approval for all required inspections.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain and renew permits and comply with all permit conditions or a fine of \$200.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 03:21 PM

**Special Magistrate Ross Hearing**

**4.B.**

**Meeting Date:** 05/17/2017

**Re:** Case #16-2104 - 1210 Nobles Terr- Unit A

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

**Information**

**SUBJECT:**

16-2104	1210 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 29, 2016	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> New World Fiduciary Inc 717 Ponce De Leon Blvd, Suite 305 Coral Gables, FL 33134	<b>REGISTERED AGENT:</b> Jeffrey Lusky, Esq. Registered Agent for New World Fiduciary, Inc. 770 Ponce De Leon Blvd, Suite 306 Coral Gables, FL 33134
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.15 Exterior Doors**
- IPMC 305.3 Interior Surfaces**
- IPMC 506.2 Sanitary Drainage System**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. Repair or replace the HVAC system.
2. Install faceplates on electrical outlets missing faceplates.
3. Repair or replace all drywall and baseboards.
4. Unclog all clogged plumbing lines.
5. Replace the batteries in the smoke alarms; replace the smoke alarms if they are not functional.
6. Replace the east side exterior door weather stripping and door sweep.
7. The east side exterior door is not properly aligned. Repair or replace the hinge hardware and/or door frame.

**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 \$250.00 per day be assessed.

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### **Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 03:25 PM

**Special Magistrate Ross Hearing****4.C.****Meeting Date:** 05/17/2017**Re:** Case #16-0716 - 1212 Nobles Terr- Unit A**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-0716	1212 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 25, 2016	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> New World Fiduciary Inc 717 Ponce De Leon Blvd, Suite 305 Coral Gables, FL 33134	<b>REGISTERED AGENT:</b> Jeffrey Lusky, Esq. Registered Agent for New World Fiduciary, Inc. 770 Ponce De Leon Blvd, Suite 306 Coral Gables, FL 33134
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**VIOLATIONS:****Section(s): 5-1.101.2.1 Unsafe Building****Section(s): 5-1.105.1 Permit Required****IPMC 108.1.1 Unsafe Structure****IPMC 304.13 Windows, Doors & Frames****IPMC 304.13.2 Openable Windows****IPMC 305.3 Interior Surfaces****IPMC 603.1 Mechanical Equipment****IPMC 605.2 Electrical Receptacles****IPMC 704.2 Smoke Alarms****CORRECTIVE ACTIONS:**

1. Install smoke alarms as required.
2. Repair or replace the oven.
3. Repair the air conditioning unit and/or condensate drain line so that the unit does not leak while in use.
4. Obtain a permit for the drywall work that has been done.
5. Remove and replace drywall seam tape that is peeling away from the ceiling.
6. Install missing a/c registers.
7. Replace damaged faceplates.
8. Seal all holes in the wall behind piping to prevent the entry of rodents and insects.
9. Repair or replace all damaged windows and window hardware.

**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 \$250.00 per day be assessed.

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### **Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 03:47 PM

**Special Magistrate Ross Hearing**

**4.D.**

**Meeting Date:** 05/17/2017

**Re:** Case #16-1555 - 1214 Nobles Terr- Units A & B

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

**Information**

**SUBJECT:**

16-1555	1214 Nobles Terr, Units A & B	New World Fiduciary Inc	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> New World Fiduciary Inc 717 Ponce De Leon Blvd, Suite 305 Coral Gables, FL 33134	<b>REGISTERED AGENT:</b> Jeffrey Lusky, Esq. Registered Agent for New World Fiduciary, Inc. 770 Ponce De Leon Blvd, Suite 306 Coral Gables, FL 33134
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.2 Unsafe Equipment (R & D)**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 704.2.1 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Repair or replace the sink drain piping in apartment B. Water is leaking into the walls and onto the floor.
2. Install smoke alarms as required.

**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 \$250.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 04:12 PM

**Special Magistrate Ross Hearing**

**4.E.**

**Meeting Date:** 05/17/2017

**Re:** Case #16-1577 - 1214 Nobles Terr- Unit A

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

**Information**

**SUBJECT:**

16-1577	1214 Nobles Terr, Unit A	New World Fiduciary Inc	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 8, 2016	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> New World Fiduciary Inc 717 Ponce De Leon Blvd, Suite 305 Coral Gables, FL 33134	<b>REGISTERED AGENT:</b> Jeffrey Lusky, Esq. Registered Agent for New World Fiduciary, Inc. 770 Ponce De Leon Blvd, Suite 306 Coral Gables, FL 33134
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. The air conditioning condenser was removed by an unlicensed contractor. Obtain a permit to replace the air conditioning condenser.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 04:19 PM

**Special Magistrate Ross Hearing**

**4.F.**

**Meeting Date:** 05/17/2017

**Re:** Case #16-2819 - 607 N 19th St.

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

**Information**

**SUBJECT:**

16-2819	607 N 19th St.	Hartman, Ariel	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 15, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Ariel Hartman & Mordehay Charuvi 400 NE 12th Ave Apt 504 Hallandale, FL 33009	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.1 Exterior Structure**
- IPMC 304.12 Windows, Doors & Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 305.3 Interior Surfaces**
- IPMC 305.4 Walking Surfaces**
- IPMC 505.1 Water System**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. Replace the batteries in the smoke alarms.
2. Obtain a permit for the replacement of the water heater.
3. Repair all holes in the drywall. Repair all drywall where otherwise damaged. Seal all open areas including but not limited to below the baseboards to prevent entry of rodents. Seal all holes in exterior walls to prevent entry of rodents.
4. One of the walls in the master bedroom moves considerably. Make all necessary repairs.
5. There is exposed wiring above the oven. Reconnect a microwave/exhaust hood or properly abandon the connection.
6. Replace electrical faceplates where they are currently missing.
7. Install a proper cover for the exposed wiring on the exterior wall.
8. Replace the missing threshold between the hallway and bedroom to provide a safe

walking surface.

9. Replace all damaged window locks and window hardware. Remove all screws keeping the windows shut. Windows must be able to be locked and must be able to be held in position with the window hardware.
10. Replace missing window screens.
11. Secure the toilet to the floor.
12. Hot water must be supplied to all sinks, bathtubs and showers.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 04:22 PM

**Special Magistrate Ross Hearing**

**4.G.**

**Meeting Date:** 05/17/2017

**Re:** Case #16-1371 - 512 N 17th St.

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

**Information**

**SUBJECT:**

16-1371	512 N 17th St.	Kaja Holdings 2 LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 4, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Kaja Holdings 2 LLC 16 Berryhill Rd, Suite 200 Columbia, SC 29210	<b>REG AGENT:</b> National Registered Agents, Inc. C/O Kaja Holdings 2, LLC 1200 South Pine Island Rd. Plantation, FL 33324
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**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.1 Exterior Structure**
- IPMC 304.7 Roofs & Drainage**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.13.1 Glazing**
- IPMC 305.3 Interior Surfaces**
- IPMC 505.1 Water System**
- IPMC 505.3 Water Supply**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. Portions of the roof were temporarily patched; other areas of the roof are in disrepair. Obtain a permit to replace the roof.
2. Repair or replace broken window glazing.
3. Exterior openings have been in-filled without a permit and interior non-load bearing walls have been removed without permits. Obtain permits for the work that has been performed, or obtain permits to rehabilitate the structure to your liking including the in-fill of openings or restoration of openings, interior rehabilitation, plumbing, electrical and mechanical systems.
4. Replace all necessary potable water lines and sanitary sewer lines.

5. Install heating facilities as required.
6. Replace electrical equipment and systems as required.
7. Repair, replace or remove the wooden awning on the west facade.
8. Install smoke alarms as required.
9. This structure is to remain un-occupied until all repairs have been made and inspections have been approved.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 90 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/19/2017 04:28 PM

**Special Magistrate Ross Hearing**

**4.H.**

**Meeting Date:** 05/17/2017

**Re:** Case # 16-2189 - 1112 S 7th Street

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

**Information**

**SUBJECT:**

16-2189	1112 S 7th Street	JPMorgan Chase Bank N A	Andy Avery
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**CASE INFORMATION:**

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

<b>OWNER:</b> JP Morgan Chase Bank N A 2777 Lake Vista Dr Lewisville, TX 75067	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section(s) 5-73 – House Numbers

Section(s) 5-368 (1)(3)(4)(7) - Property Maintenance

**CORRECTIVE ACTIONS:**

1. Please have the house/address numbers done in contrasting colors so they are clearly visible from the street.
2. Please contact the Building Dept. at 772-467-3000 and apply for a permit to rehabilitate the structures on the property.
3. Please pressure clean the driveway, sidewalks and all concrete areas to remove all mold.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 04/24/2017

Started On: 04/11/2017 08:30 AM

**Special Magistrate Ross Hearing**

**4.I.**

**Meeting Date:** 05/17/2017

**Re:** Case # 16-2288 - 1611 S 29th Street

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

**Information**

**SUBJECT:**

16-2288	1611 S 29th Street	Overton, Robert R	Andy Avery
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**CASE INFORMATION:**

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

<p>OWNER: Robert R Overton 1611 S 29th Street Ft Pierce, FL 34950</p>	<p>Deana Thompson 246 Birdcage Estates Chadbourn, NC 28431</p> <p>Jefferson Summerlin 1611 S 29th Street Ft Pierce, FL 34950</p>
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**VIOLATIONS:**

Section(s) 5-73 – House Numbers

Section(s) 5-368 (1)(3)(4)(7) - Property Maintenance

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

Section(s) 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

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

**CORRECTIVE ACTIONS:**

1. Please attach house/address numbers a minimum of 3 inches in height on the house so that they are a contrasting color and clearly visible from the street.
2. Please contact the Building Dept. at 772-467-3152 to apply for a permit to replace all of the rotten wood on the house and then paint the new wood in a workmanlike manner.
3. Please clear the walkways and sidewalk entrance to the front door.
4. Please remove the outside storage of containers, buckets, hand truck, crates, scrap wood, extension cords, and any other miscellaneous items from the yard.
5. Please remove all indoor furniture including the dresser.
6. Please have all vehicles and trailers 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 obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

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**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 04/24/2017

Started On: 04/11/2017 09:06 AM

**Special Magistrate Ross Hearing**

**4.J.**

**Meeting Date:** 05/17/2017

**Re:** Case # 17-0638 - 1114 Raymond Avenue

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

**Information**

**SUBJECT:**

17-0638	1114 Raymond Avenue	Bitetto, Vitangelo R	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	March 30, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Vitangelo R Bitetto 1842 SE Floresta Drive Port St Lucie, FL 34983	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-368 (1)(3)(4) - Property Maintenance
- Section(s): 5-368 (6) – Fence Maintenance
- Section(s): 2015 NEC – Temporary Lighting
- Section(s): 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section(s): 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
- Section(s): 22-187 (13)(b) – Landscape Maintenance
- Section(s): 16-46, 16-47, 16-48 (7) – Nuisance as a Condition

**CORRECTIVE ACTIONS:**

1. Please clean the exterior of the structure to remove all mildew and stains including the walls and awnings.
2. Please repair all window glass as needed and repair all awnings where bent and not properly secured.
3. Please remove all chipping and peeling paint and paint the structure in a workmanlike manner.
4. Please repair the broken chain link gate on the north side of the house and all bent or missing top rail.
5. Please remove the Christmas lights.
6. Please remove all outside storage of concrete blocks, trash, debris, clothing, containers, aquariums and any other miscellaneous items from the outside.
7. Please remove furniture including mattresses and any other indoor items from the outside.
8. Please cut all grass and trim around the house so that there is a neat appearance.
9. The property looks bad for the neighboring properties.

**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.

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### **Form Review**

Form Started By: Andy Avery  
Final Approval Date: 05/09/2017

Started On: 04/25/2017 10:16 AM

**Special Magistrate Ross Hearing**

**4.K.**

**Meeting Date:** 05/17/2017

**Re:** Case #17-0898 - 1450 Bell Ave

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

**Information**

**SUBJECT:**

17-898	1450 Bell Avenue	Railside LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	January 30, 2017	Type of Presentation:	Regular
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**OWNER:**

<p><b>OWNER:</b>          Railside LLC          Norman Zlinkoff          44-47 Realty LLC          4510 SW Thistle Terr          Palm City, FL 34990</p>	<p><b>REGISTERED AGENT:</b>          John Katsock, Jr.          Registered Agent for Railside LLC          4521 SW Bimini Circle N          Palm City, FL 34990</p>
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**VIOLATIONS:**

**Section(s): 5-1.101.2.1 Unsafe Building**

**5-1.105.1 Permit Required**

**5-1.105.4.1.2 Expired Permit**

**22-79 Compliance with Conditions of Approval**

**CORRECTIVE ACTIONS:**

1. Submit a revision showing the change in the traffic direction in the parking lot area.

2. Obtain a permit and approved final inspection for the irrigation system.

3. There are several additional open permits with outstanding issues:

**15-3028 Reroof (office and loading dock area) Expired 5/14/16**

Will need to renew the permit.

Will need an engineer to approve the installation of the roof.

Will need to obtain an approved final inspection.

**17-371 Low voltage (security cameras)**

Will need to obtain an approved final inspection.

**16-1785 Site work**

Will need to comply with all outstanding issues from the Engineering and Planning Department.

4. Provide a copy of the developer's agreement between St. Lucie County and the property owner regarding the acquisition of the right of way.

5. Provide a copy of the St Lucie County Right of Way permit that permitted the demolition work that was done in the Bell Avenue right of way.

6. Provide an as-built drawing and a signed and sealed letter verifying the final certification of contractors.

7. Comply with all conditions of the Conditional Use approval dated 10/5/15.

**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 \$250.00 per day be assessed.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/09/2017

Started On: 04/28/2017 11:37 AM

**Special Magistrate Ross Hearing**

**4.L.**

**Meeting Date:** 05/17/2017

**Re:** Case # 17-0004 - 5831 Tedder Road

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

**Information**

**SUBJECT:**

17- 0014	5831 Tedder Road	Gonzalez, Andres F	Andy Avery
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**CASE INFORMATION:**

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

<b>OWNER:</b> Andres F Gonzalez 5831 Tedder Road Ft Pierce, FL 34947	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section 22-60 (l)(2)(A) – Commercial Vehicle

**CORRECTIVE ACTIONS:**

1. Please stop parking the dump trucks and any other commercial vehicles on the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$150.00 per day be assessed.

**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 05/09/2017

Started On: 04/11/2017 10:37 AM

**Special Magistrate Ross Hearing**

**4.M.**

**Meeting Date:** 05/17/2017

**Re:** Case # 17-436 - 1206 Avenue D

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

**Information**

**SUBJECT:**

17-436	1206 Avenue D	Joseph, Maria M	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	February 28, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Marie M Joseph 301 N 19TH St. Fort Pierce, FI 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
- Section 11-30 – Refrigerator/Ice Box Safety

**CORRECTIVE ACTIONS:**

1. Please remove all buckets, tarps, wood, tools, metal, tires, television and other miscellaneous items located throughout the back of the property.
2. Please remove dresser and all other indoor furniture located in the back of the property.
3. Please remove refrigerator that is located in the back of the building

**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 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/09/2017

Started On: 04/05/2017 03:49 PM

**Special Magistrate Ross Hearing**

**5.A.**

**Meeting Date:** 05/17/2017

**Re:** 17-0232- 1401 N 24th St

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

**Information**

**SUBJECT:**

17-0232	1401 N 24th St	Crews, Tracy	Officer Patriani, Sean
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**CASE INFORMATION:**

Case Initiated:	February 5, 2017	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Tracy Crews PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charge of \$10.00 and the late fee of \$18.00.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/15/2017 08:10 AM

Final Approval Date: 05/09/2017

**Special Magistrate Ross Hearing**

**5.B.**

**Meeting Date:** 05/17/2017

**Re:** 17-0488- 139 N 2nd St

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

**Information**

**SUBJECT:**

17-0488	139 N 2nd St	Pence, Michele	Officer Saintillien, Evans
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**CASE INFORMATION:**

Case Initiated:	March 1, 2017	Type of Presentation:	Parking Regulation
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**OWNER:**

OWNER: Michele Pence PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charge of \$10.00 and a late fee of \$18.00.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/15/2017 08:13 AM

Final Approval Date: 05/09/2017

**Special Magistrate Ross Hearing**

**5.C.**

**Meeting Date:** 05/17/2017

**Re:** 17-0508- 130 Blk N Depot Dr

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

**Information**

**SUBJECT:**

17-0508	130 Blk N Depot Dr	Baldwin, Yulanda	Heather Debevec Vince Alesi
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**CASE INFORMATION:**

Case Initiated:	March 7, 2017	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Yulanda Baldwin PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charge of \$10.00 and a late fee of \$18.00.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/15/2017 08:18 AM

Final Approval Date: 05/09/2017

**Special Magistrate Ross Hearing**

**5.D.**

**Meeting Date:** 05/17/2017

**Re:** 17-0578 - 701 N 9th St

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

**Information**

**SUBJECT:**

17-0578	701 N 9th St	Faucher, Jeffrey	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 16, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jeffrey Faucher PO Box 536 Ft. Pierce, FL 34954	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-369 Vacant Building
- Section(s): 22-187 Landscape Maintenance
- Section(s): 5-368 Property Maintenance
- Section(s): 16-46; 16-47; 16-48 Outside Storage of Indoor Furniture

**CORRECTIVE ACTIONS:**

1. Secure the front door by replacing or covering where the dead bolt would be. Covering the windows with plywood painted the same as the building. Secure the ajar door to the building at the back of the property.
2. Trim the trees and shrubs, remove the over growth of weeds along the fencing, and remove the overgrowth, dead debris, and trash from the rear area of the property.
3. Remove or repair the bird bath with the rebar sticking up at the front of the property. Repair, replace, or remove the deteriorating cement slab on the front of the property.
4. Remove the two dining chairs from the yard.

**RECOMMENDATION:**

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

**Form Review**

Final Approval Date: 05/09/2017

**Special Magistrate Ross Hearing**

**5.E.**

**Meeting Date:** 05/17/2017

**Re:** 17-0165 - 724 Orange Ave

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

**Information**

**SUBJECT:**

17-0165	724 Orange Ave	Minus, Camilla	Officer Griffith, Steve
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**CASE INFORMATION:**

Case Initiated:	December 27, 2016	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Camilla Minus PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/05/2017 04:10 PM

Final Approval Date: 04/24/2017

**Special Magistrate Ross Hearing**

**5.F.**

**Meeting Date:** 05/17/2017

**Re:** 17-0484 - 1 S Jetty Park

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

**Information**

**SUBJECT:**

17-0484	1 S Jetty Park	Mellott, Randy	Officer Anton, Nicholas
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**CASE INFORMATION:**

Case Initiated:	February 25, 2017	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Randy Mellot PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

**Form Review**

Form Started By: Heather Debevec

Started On: 04/05/2017 04:18 PM

Final Approval Date: 04/24/2017

**Special Magistrate Ross Hearing**

**5.G.**

**Meeting Date:** 05/17/2017

**Re:** 17-0230 - Orange Ave & 2nd St

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

**Information**

**SUBJECT:**

17-0230	Orange Ave & 2nd St	Smith, Vanessa	Officer Trinidad, Oscar
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**CASE INFORMATION:**

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

OWNER: Vanessa Smith PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/24/2017

Started On: 04/05/2017 04:23 PM

**Special Magistrate Ross Hearing**

**5.H.**

**Meeting Date:** 05/17/2017

**Re:** 17-0163 - 2701 Avenue L

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

**Information**

**SUBJECT:**

17-0163	2701 Avenue L	Spatcher, Lashaundra	Officer Costa, Moyses
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**CASE INFORMATION:**

Case Initiated:	December 23, 2016	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Lashaundra Spatcher PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/24/2017

Started On: 04/05/2017 04:31 PM

**Special Magistrate Ross Hearing**

**5.I.**

**Meeting Date:** 05/17/2017

**Re:** 17-0169 - 1 S Jetty Park

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

**Information**

**SUBJECT:**

17-0169	1 S Jetty Park	Krohne, Rebecca	Officer Louis, Elizabeth
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**CASE INFORMATION:**

Case Initiated:	January 21, 2017	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Rebecca Krohne PARKING CITATION	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(s) exist, the violator be assessed the fine as indicated on the citation plus the administration charges of \$18.00.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/24/2017

Started On: 04/05/2017 04:35 PM

**Special Magistrate Ross Hearing**

**5.J.**

**Meeting Date:** 05/17/2017

**Re:** 17-0233 - 1407 N 24th St

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

**Information**

**SUBJECT:**

17-0233	1407 N 24th St	Jacobs, Kerrian	Officer Patriani, Sean
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**CASE INFORMATION:**

Case Initiated:	February 5, 2017	Type of Presentation:	Parking Citation
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**OWNER:**

OWNER: Kerrian Jacobs PARKING CITATION	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(s) exist, 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: 04/15/2017 08:03 AM

Final Approval Date: 05/09/2017

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**Information**

**SUBJECT:**

16-0566	702 Dundas Court	Bridges, Andrew	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	February 27, 2016	Type of Presentation:	Massey Hearing
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**OWNER:**

<b>PREVIOUS OWNER:</b> Sarah Johnson 1111 Avenue G Ft. Pierce, FL 34950	<b>CURRENT OWNER:</b> Andrew Bridges 702 Dundas Court Ft. Pierce, FL 34950
--	---

**VIOLATIONS:**

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

**FINDINGS/ORDER:**

August 3, 2016 the Special Magistrate found Sarah Johnson responsible for the violations referenced above and gave her 10 days to comply or a fine of \$25.00 per day would be assessed.

**ACTION DATES:**

1. August 16, 2016 an inspection was made, the property was not in compliance, the fines began.
2. February 2, 2017 received letter from Andrew Bridges requesting an extension.
3. March 15, 2017 Special Magistrate stopped the fines from accruing for 30 days to allow for compliance of the violation.
4. May 3, 2017 received "request for reduction/rescindment" from Mr. Bridges.
5. May 5, 2017 an inspection was made, the property was now in compliance.
6. Total amount of accumulated fines \$5,295.00 (\$20.00 recording fees.)

**RECOMMENDATION:**

To be determined.

---

**Attachments**

Req Reduction  
Ext of Time Order  
Tax Card

3 Criteria

Administration Costs

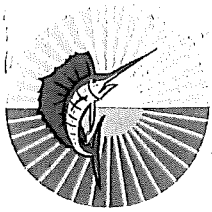
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**Form Review**

Form Started By: Colleen Greer

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

Final Approval Date: 05/08/2017



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT  
*Florida*

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

Date:					
Property address:	702 Dundas Ct, Fort Pierce, Fl				
Owner(s) of record:	Andrew Bridges				
Mailing address:	702 Dundas Ct Fort Pierce, Fl				
Property tax ID #:	2403-711-0022-00016				
Original purchase date:	Air	Original purchase price:	Ø		
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Andrew Bridges		Relationship to owner(s)	owner	
Telephone #:	772-301-4248		Mobile phone #:		
E-mail:	<del>CX 24</del> <sup>Phoenix.com</sup> CX24-7		Preferred contact method:	mail	
What are owner(s) intentions for property:	Living There				
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN

\$ 5,295

DOLLAR AMOUNT REQUESTING TO BE WAIVED

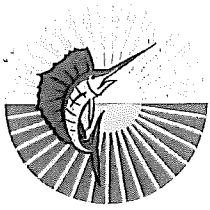
\$ 5,195 AB

DOLLAR AMOUNT I AGREE TO PAY

\$ 100<sup>00</sup>

Andrew Bridges 5-3-17  
 Signature of Owner or Representative Date

Andrew Bridges Jr  
 Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 702 Dundas Ct, Fort Pierce, FL  
Property Owner: Andrew Bridges Jr.  
Mailing Address: 702 Dundas Ct, Fort Pierce, FL  
Telephone #: 772-301-4248 Cell Phone #: \_\_\_\_\_  
E-Mail Address: CX24-7@Yahoo.Com

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

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

Mother Passed At The Time The  
Fines, Being Dealing With Family  
Problems, Didn't Have A Job To  
Pay For Registration, Asking For  
Reduction To Pay Administrative  
Fees. Could The Courts Waive  
\$5,275<sup>00</sup>

Date: 5-3-17

Signed: *Andrew Bridges Jr*

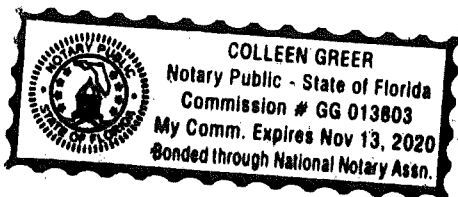
Print Name: Andrew Bridges Jr

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Andrew Bridges Jr who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced FL DRIVERS LICENSE as identification.

SWORN TO AND SUBSCRIBED before me this 3rd day of May, 2017.



*Colleen Greer*

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: \_\_\_\_\_

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

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

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

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

Andrew Bridges Jr      5-3-17  
Signature of Owner or Representative      Date

Andrew Bridges Jr  
Printed Name

-----  
COFP – APPLICATION PROCESS DETERMINATION

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

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

\_\_\_\_\_  
City Representative      Date

\_\_\_\_\_  
Printed Name



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT  
*Florida*

CASE #: 16-0566

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

Violator: ANDREW BRIDGES, WANDA BRIDGES, & SARAH JOHNSON  
 1111 AVENUE G  
 FT PIERCE, FL 34950

Property Address: 702 DUNDAS CT

Tax ID #: 2403-711-0022-000/6

Legal Description: J E W MCCULLER'S S/D LOT 20 (OR 2965-1575)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on March 15, 2017, upon request of the Respondent ANDREW BRIDGES, contained in said Respondent's letter dated FEBRUARY 1, 2017, for an extension of time within which to comply with the Order Determining Violation dated AUGUST 3, 2016, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly it is ORDERED as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated AUGUST 3, 2016 is hereby approved.
2. The fines shall stop accruing as of the date of this order and an extension of 30 days shall be allowed for the violations to be completed with a final inspection made by the City of Fort Pierce Code Enforcement Department.
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 within the time issued and a final inspection from the City of Fort Pierce Code Enforcement Department, the fines shall be restarted and 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.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.

DONE AND ORDERED this 16th day of March, 2017.

*Fran Ross*

Fran Ross, Special Magistrate

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

16th DAY OF March, 2017.

*Colleen Greer*

Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4287662 03/17/2017 08:58:41 AM  
 OR BOOK 3973 PAGE 2740 - 2740 Doc Type: ORD  
 RECORDING: \$10.00

C0071053

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

**Property Identification**

Site Address: 702 DUNDAS      Parcel ID: 2403-711-0022-      Account #: 16137      Sec/Town/Range:  
 CT      000-6      Use Type: 0100      03/35S/40E  
 Map ID: 24/03S      Zoning: R4      Jurisdiction: Fort Pierce

**Ownership**

Andrew Bridges  
 Wanda Bridges  
 Richard Bridges  
 1111 Avenue G  
 Fort Pierce, FL 34950

**Legal Description**

J E W MCCULLER'S S/D LOT 20 (OR 2965-1575: 3705-983)

**Current Values**

Just/Market: \$7,600      Assessed: \$7,600  
 Exemptions: \$0      Taxable: \$7,600

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$7,600	\$7,600	\$0	\$7,600
2015	\$7,700	\$6,490	\$0	\$6,490
2014	\$5,900	\$5,900	\$0	\$5,900

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-06-2015	3705 / 0983	0111	QC	Johnson Sarah	\$100
04-24-2008	2965 / 1575	XX01	QC	Davis,Catherine	\$100
01-01-1900					\$0

**Primary Building Information**

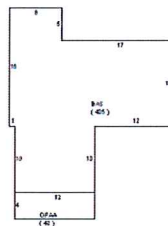
Finished Area of this building: 485 SF  
 Gross Area of this building: 533 SF

**Exterior Data**

View:      Roof Cover: Roll Comp      Roof Structure: Flat/Shed      Building Type: HD-  
 Year Built: 1943      Frame:      Grade: D-      Effective Year: 1960  
 Primary Wall: Wood/Sheath      Story Height: 1 Story      No. Units: 1      Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	485
Gross Area (SF):	533
Land Size (acres):	0.11
Land Size (SF):	5,000
Total Building Count:	1

**Special Features and Yard Items**

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

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

Case No: 16-0566

Address: 702 Dundas Court

Date: May 17, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(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? OWNER OBTAINED CURRENT REGISTRATION.
  
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? 0

# Administrative Cost Estimator

5/8/2017

Property Address: 702 Dundas Ct (16-0566)

Date case originated: 2/29/2016

Date case complied: 5/5/2017

Total time: 14 months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 1  
 Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>6</u>	\$3.00
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>14</u>	\$700.00
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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>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$275.00	<u>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

**Total Estimated Cost: \$1,391.62**