

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 7, 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.	16-1443	2510 S Ocean Dr.	Aljen Inc	Shaun Coss
b.	17-0654	905 Avenue J	R and D Management Investments	Heather Debevec
c.	17-0653	911 Avenue J	Marcellino, Vincent	Heather Debevec
d.	17-0650	917 Avenue J	Marcellino, Vincent	Heather Debevec
e.	17-0759	2307 Avenue Q	Bryant, Charles E	Andy Avery
f.	17-0656	411 N 9th St	Fuentes, Manuel	Heather Debevec
g.	17-0441	300 S Us Hwy 1	Studio 17 LLC	Vincent Alesi
h.	16-2742	2106 San Diego Ave	Jefferson, Gregory	Shaun Coss
i.	17-0675	3800 S US Hwy 1	BH-18 Properties LLC	Heather Debevec
j.	17-0018	119 S 13th St.	Wynn, Keyonta	Shaun Coss

k.	17-0366	100 Bethany Ct	Bethany Court- Pierce Assoc Ltd	Heather Debevec
l.	08-2629	1222 Avenue B	Delva, Marking	Shaun Coss
m.	15-1680	2507 (2517) S US Hwy 1	EHDEN NV	Shaun Coss
n.	17-0537	3499 S US Hwy 1 B	Sundance Family Farms	Vincent Alesi
o.	17-0043	6653 Samba St.	Gil, Luz	Shaun Coss
p.	16-2776	3601 Crossroads Pkwy	Fort Pierce Business Center LLC	Shaun Coss
q.	17-0059	1114 Raymond Ave	Bitetto, Vitangelo	Shaun Coss
r.	17-0068	302 N 19th St.	Plain, Jimmy	Shaun Coss
s.	17-0069	208 N 19th St.	Hicks, Cecil	Shaun Coss

5. PUBLIC HEARINGS - CITATIONS

a.	17-0488	139 N 2nd Street	Pence, Michele	Officer Saintillien, Evans
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6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

a.	16-1594	1901 S 26th Street	Leite, Robert	Andy Avery
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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 Blandino Hearing

4.a.

Meeting Date: 06/07/2017

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

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

Information

SUBJECT:

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

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

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

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

CORRECTIVE ACTIONS:

1. Renew permits 9-412 and 13-1760 which have expired without obtaining approval for all required inspections.
2. March 2, 2017 case continued by Special Magistrate for 90 days.

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: Colleen Greer
Final Approval Date: 03/06/2017

Started On: 03/06/2017 09:22 AM

Special Magistrate Blandino Hearing

4.b.

Meeting Date: 06/07/2017

Re: 17-0654 - 905 Avenue J

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

Information

SUBJECT:

17-0654	905 Avenue J	R and D Management Investments	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: R and D Management Investments PO Box 9366 Pt. St. Lucie, FL 34952	OTHER NAMES: Raymond Reiprech 875 SW Macedo Blvd Port St. Lucie, FL 34983
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please paint the building.
2. Please repair or replace the fencing.

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: Heather Debevec
Final Approval Date: 06/01/2017

Started On: 05/02/2017 01:00 PM

Special Magistrate Blandino Hearing

4.c.

Meeting Date: 06/07/2017

Re: Case #17-0653 - 911 Avenue J

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

Information

SUBJECT:

17-0653	911 Avenue J	Marcellino, Vincent	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Vincent Marcellino 5625 NW Wawan Ct Pt. St. Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture
- Section(s): 5-368 (6) - Fence Maintenance
- Section(s): 5-368 (4) - Property Maintenance
- Section(s): 16-25 (C) - Responsibility for Containers

CORRECTIVE ACTIONS:

1. Remove the vehicle bench seat and dining table.
2. Repair or replace the fence.
3. Paint the building.
4. Place trash and recycle bins on the sides or to the back of the buildings.

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: Heather Debevec
Final Approval Date: 06/01/2017

Started On: 05/02/2017 01:13 PM

Special Magistrate Blandino Hearing

4.d.

Meeting Date: 06/07/2017

Re: Case #17-0650 - 917 Avenue J

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

Information

SUBJECT:

17-0650	917 Avenue J	Marcellino, Vincent	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Vincent Marcellino 5625 NW Wawan Ct Pt. St. Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Paint the building.
2. Repair or replace the fence.

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: Heather Debevec
Final Approval Date: 06/01/2017

Started On: 05/02/2017 01:23 PM

Special Magistrate Blandino Hearing

4.e.

Meeting Date: 06/07/2017

Re: Case # 17-0759 - 2307 Avenue Q

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

Information

SUBJECT:

17-0759	2307 Avenue Q	Bryant, Charles E	Andy Avery
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CASE INFORMATION:

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

OWNER: Charles E Bryant 2300 Avenue P Ft Pierce, FL 34950	OCCUPIED BY: Maisha S Robinson 2307 Avenue Q Ft Pierce, FL 34950
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles
 Section(s): 22-60 (F)(2)(B) – Commercial Vehicle

CORRECTIVE ACTIONS:

1. Please have all vehicles licensed and operable. Those vehicles that are not licensed or operable need to be removed from the property.
2. Please remove all commercial trucks from the property; they are not allowed.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Andy Avery
 Final Approval Date: 06/01/2017

Started On: 05/03/2017 08:44 AM

Special Magistrate Blandino Hearing

4.f.

Meeting Date: 06/07/2017

Re: Case #17-0656 - 411 N 9th St

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

Information

SUBJECT:

17-0656	411 N 9th St	Fuentes, Manuel	Heather Debevec
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CASE INFORMATION:

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

OWNER: Manuel Fuentes 5687 E 4th Ave Hialeah, FL 33013	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Repair, replace, or remove the fence from the property.
2. Repair the ceiling over the front door that is falling.

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: Heather Debevec
Final Approval Date: 06/01/2017

Started On: 05/04/2017 01:35 PM

Special Magistrate Blandino Hearing

4.g.

Meeting Date: 06/07/2017

Re: Case # 17- 0441 300 S US Hwy 1

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

Information

SUBJECT:

17-0441	300 S Us Hwy 1	Studio 17 LLC	Vincent Alesi
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CASE INFORMATION:

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

OWNER: Kraaz & Kraaz Finance Inc 201 S 2nd St Ste 206 Fort Pierce, FL 34950	OCCUPIED BY: Studio 17 LLC 300 S Us Hwy 1 Fort Pierce, FL 34950 REGISTERED AGENT: Hans E Kraaz 124-A North 2nd St Fort Pierce, FL 34950
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VIOLATIONS:

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

It is prohibited for any person to engage in or manage any trade, business, occupation or profession without first paying a business tax.

In the event you are found in violation of Section 9-27(B) for doing business without a business tax, all utility services to the business premises will be suspended while the violation continues.

CORRECTIVE ACTIONS:

1. On 2/28/17, written warning #1723 was issued for expired Business Tax Receipt. As of this date it has not been renewed. Please renew your BTR within 5 days.

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 and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 06/02/2017

Started On: 05/17/2017 02:48 PM

Special Magistrate Blandino Hearing

4.h.

Meeting Date: 06/07/2017

Re: Case #16-2742 - 2106 San Diego Ave

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

Information

SUBJECT:

16-2742	2106 San Diego Ave	Jefferson, Gregory	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 1, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Gregory Jefferson 2106 San Diego Ave Fort Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the shed that has been installed.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 06/01/2017

Started On: 05/05/2017 09:40 AM

Special Magistrate Blandino Hearing

4.i.

Meeting Date: 06/07/2017

Re: Case #17-0675 - 417 N 9th St

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

Information

SUBJECT:

17-0675	3800 S US Hwy 1	BH-18 Properties LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 31, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: BH-18 Properties LLC 2500 E Hallendale Beach Blvd Ste PH1 Hallendale, FL 33009	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Repair, replace, or remove the fence 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.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/01/2017

Started On: 05/04/2017 01:44 PM

Special Magistrate Blandino Hearing

4.j.

Meeting Date: 06/07/2017

Re: Case #17-0018 - 119 S 13th St.

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

Information

SUBJECT:

17-0018	119 S 13th St.	Wynn, Keyonta	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 6, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Keyonta Wynn 119 S 13th St. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the installation of the shed.

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: 06/01/2017

Started On: 05/05/2017 10:19 AM

Special Magistrate Blandino Hearing

4.k.

Meeting Date: 06/07/2017

Re: 17-0366 - 100 Bethany Ct

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

Information

SUBJECT:

17-0366	100 Bethany Ct	Bethany Court- Pierce Assoc Ltd	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 21, 2017	Type of Presentation:	Regular - Continued
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OWNER:

<p>OWNER: Bethany Court- Pierce Assoc Ltd 3 East Stow Rd Ste 100 Marlton, NJ 08053</p> <p>REGISTERED AGENT: NRAI Services, Inc 1200 S Pine Island Rd Plantation, FL 33324</p>	<p>PROPERTY MANAGER: Bessie Hampton 2419 E 31st Ave Tampa, FL 33610</p>
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VIOLATIONS:

Section(s) 16-46 – Nuisance as a Condition

Section(s) 16-48 – Nuisance as a Condition

CORRECTIVE ACTIONS:

1. Remove trash, litter, debris, garbage, bottles, paper, plastic, metals, cans, rags, offal, bricks, concrete, lumber, building materials, or dead or decaying plants.
2. Trim all trees, shrubs and bushes to comply with the requirements of the Crime Prevention Through Environmental Design. Where as trees are trimmed up to 7 feet and shrubs or bushes to 2 feet to prevent reduced visibility.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 05/04/2017

Started On: 03/29/2017 11:54 AM

Special Magistrate Blandino Hearing

4.I.

Meeting Date: 06/07/2017

Re: Case #08-2629 - 1222 Avenue B

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

Information

SUBJECT:

08-2629	1222 Avenue B	Delva, Marking	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 31, 2008	Type of Presentation:	Regular
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OWNER:

OWNER: Marking Delva 1222 Avenue B Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 302.3 Sidewalks & Driveways
- IPMC 304.1 Exterior Structure
- IPMC 304.5 Foundation Walls
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 305.2 Structural Members
- IPMC 305.5 Handrails & Guards
- IPMC 504.1 Plumbing Fixtures
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.4 Wiring

CORRECTIVE ACTIONS:

1. Repair or replace the roof.
2. Repair the foundation where it is weak.
3. Repair or replace the broken concrete in the walkways and driveways.
4. Repair or replace all damaged overhang boards.
5. Replace the missing handrail.
6. Windows are not installed properly, properly install the windows.
7. Replace the window screens.
8. Remove the washing machine from outdoors and the extension cord supplying power to the washing machine.
9. Provide protection for the outdoor water heater.
10. Correct all wiring deficiencies and remove or replace outside light wires hanging from the

fixture.

11. Provide screening for the ventilation holes to prevent entry of rodents and pests.

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.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 06/01/2017

Started On: 05/05/2017 10:09 AM

Special Magistrate Blandino Hearing

4.m.

Meeting Date: 06/07/2017

Re: Case #15-1680 - 2507 S US Hwy 1

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

Information

SUBJECT:

15-1680	2507 (2517) S US Hwy 1	EHDEN NV	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 12, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: EHDEN NV C/O Fraga Properties 75 Valencia Ave Suite 1150 Coral Gables, FL 33134	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Renew permit 16-1366 to correct grease interceptor deficiencies 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 30 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 06/01/2017

Started On: 05/05/2017 10:23 AM

Special Magistrate Blandino Hearing

4.n.

Meeting Date: 06/07/2017

Re: Case # 17-537 - 3499 S US HWY 1 B

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

Information

SUBJECT:

17-0537	3499 S US Hwy 1 B	Sundance Family Farms	Vincent Alesi
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CASE INFORMATION:

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

OWNER: Florida State of Dept of Agriculture 407 S Calhoun St Tallahassee, FL 32399	OCCUPIED BY: Sundance Family Farms 3499 S US Hwy 1 B Fort Pierce, FL 34982
REGISTERED AGENT: Peter Castagna 1460 S Ocean Blvd Apt 302 Pompano Beach, FL 33062	

VIOLATIONS:

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

It is prohibited for any person to engage in or manage any trade, business, occupation or profession without first paying a business tax.

In the event you are found in violation of Section 9-27(b) for doing business without a business tax, all utility services to the business premises will be suspended while the violation continues.

CORRECTIVE ACTIONS:

1. On 3/15/17, written warning #3017 was issued for expired Business Tax Receipt. As of this date it has not been renewed. Please renew your Business Tax Receipt within 5 days.

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 and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 06/02/2017

Started On: 05/17/2017 12:02 PM

Special Magistrate Blandino Hearing

4.o.

Meeting Date: 06/07/2017

Re: Case #17-0043 - 6653 Samba St

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

Information

SUBJECT:

17-0043	6653 Samba St.	Gil, Luz	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 11, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Luz Alma B Gil 6653 Samba St. Ft. Pierce, FL 34945	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the elimination of the garage door and infill of the wall. If additional work has been done inside the garage, permits will be required for that work as well.

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: 06/01/2017

Started On: 05/05/2017 10:27 AM

Special Magistrate Blandino Hearing

4.p.

Meeting Date: 06/07/2017

Re: Case #16-2776 - 3601 Crossroads Pkwy

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

Information

SUBJECT:

16-2776	3601 Crossroads Pkwy	Fort Pierce Business Center LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: Fort Pierce Business Center LLC Attn: Alan Webber 10 Wall St. Norwalk, CT 06850	OCCUPIED BY: Core Contents Restoration 3601 Crossroads Pkwy Unit D Fort Pierce, FL 34947
REG. AGENT: Incorporating Services LTD Reg. Agent for Fort Pierce Business Center LLC 1540 Glenway Dr. Tallahassee, FL 32301	

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the replacement of the air conditioning unit supplying the office area.
2. Obtain a permit for the installation of the HVAC system for the working area of the unit.
3. Obtain a permit for the installation of the electrical sub-panel and all associated electrical wiring and outlets.
4. Obtain a permit for the plumbing alterations that have been made to accommodate the sinks, washing machine and other cleaning and/or sanitation equipment.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 06/01/2017

Started On: 05/05/2017 10:32 AM

Special Magistrate Blandino Hearing

4.q.

Meeting Date: 06/07/2017

Re: Case #17-0059 - 1114 Raymond Ave

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

Information

SUBJECT:

17-0059	1114 Raymond Ave	Bitetto, Vitangelo	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 12, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Vitangelo Bitetto 1842 SE Floresta Dr Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.2 Unsafe Equipment
- IPMC 304.1 Exterior Structure
- IPMC 304.13.1 Glazing
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 504.1 Plumbing Fixtures
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment

CORRECTIVE ACTIONS:

1. Obtain a permit for converting the half bath into a full bath. Additional work will be required to bring this work into compliance.
2. Replace all broken window glazing.
3. Replace the missing cover on the a/c condenser.
- 4 The washing machine is draining onto the ground. Properly connect the washing machine to the sanitary sewer line.
5. Replace wiring mesh covering the crawl space where it is damaged.
6. Properly seal all exterior/interior holes and openings that are currently allowing the entry of rodents.
7. Repair or replace the leaking kitchen sink plumbing.
8. Install a proper blank in the main electrical panel where there is an opening.
9. Install proper blanks in the electrical sub-panel where there are openings. Repair the conduit/fitting connections to the

electrical sub-panel.

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

Started On: 05/05/2017 10:43 AM

Final Approval Date: 06/01/2017

Special Magistrate Blandino Hearing

4.r.

Meeting Date: 06/07/2017

Re: Case #17-0068 - 302 N 19th St

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

Information

SUBJECT:

17-0068	302 N 19th St.	Plain, Jimmy	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 17, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Jimmy Plain & Mary Briggs 302 N 19th St. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.2 Unsafe Equipment
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 108.1.4 Unlawful Structure
- IPMC 304.1 Exterior Structure
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing
- IPMC 305.2 Structural Members
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 605.4 Wiring
- IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. The house has been divided into two separate rental units. Revert the structure back into a single family home.
2. It is prohibited to occupy a structure without electric. Immediately restore utilities or vacate the property.
3. Repair or replace the roof where it is leaking.
4. Repair or replace the screening over the crawl space to deter the entry of rodents.

5. Repair or replace the sub-floor in the bathroom.
6. Flexible wiring is prohibited to run through walls. Correct the electrical deficiency in the kitchen.
7. Replace electrical faceplates where they are missing.
8. Seal all holes in interior walls, ceilings and cabinets to prevent the entry of rodents.
9. Replace thresholds and weather stripping on exterior doors where necessary so that exterior doors are weather tight.
10. Repair or replace all damaged and/or missing fascia and soffit.
11. Repair or replace all broken windows.
12. Once all exterior and interior openings have been sealed off, have the property treated for the rodent infestation.
13. Replace/install smoke alarms as required.

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: 06/01/2017

Started On: 05/05/2017 10:47 AM

Special Magistrate Blandino Hearing

4.s.

Meeting Date: 06/07/2017

Re: Case #17-0069 - 208 N 19th St.

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

Information

SUBJECT:

17-0069	208 N 19th St.	Hicks, Cecil	Shaun Coss
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CASE INFORMATION:

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

OWNER: Cecil & Cassandra Hicks 5810 Spanish River Dr. Fort Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the entire residential rehabilitation including but not limited to truss work, sheathing replacement, dry-in of roof, drip edge, soffit, fascia, replacement of exterior walls, infill of openings, demolition of overhangs, new windows, new doors, complete interior rehabilitation to include drywall, insulation, ductwork, electrical, plumbing, and mechanical systems.

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: 06/01/2017

Started On: 05/05/2017 10:52 AM

Special Magistrate Blandino Hearing

5.a.

Meeting Date: 06/07/2017

Re: Case #17-0488 - 139 N 2nd St

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

Information

SUBJECT:

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

Case Initiated:	March 1, 2017	Type of Presentation:	Citation
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OWNER:

OWNER: Michele Pence PARKING CITATION	Citation #26163
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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 \$30.00 plus a penalty of \$18.00 and administration fees of \$10.00.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/02/2017

Started On: 05/22/2017 12:00 PM

Information

SUBJECT:

16-1594	1901 S 26th Street	Leite, Robert	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 12, 2016	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: PDK Inc C/O Paul M Katchmere 398 E Dania Beach Blvd #465 Dania, FL 33004	OCCUPIED BY:
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VIOLATIONS:

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

FINDINGS/ORDER:

September 7, 2016 the Special Magistrate found PDK Inc responsible for the violations listed above and gave them 10 days to comply or a fine of \$50.00 a day would be assessed.

ACTION DATES:

1. September 19, 2016 an inspection was made, the violations had not been corrected, the fines began.
2. May 12, 2017 another inspection was made, the violations are now in compliance, the fines stopped.
3. May 15, 2017 received "request for a reduction or rescindment" from Mr. Robert Leite representing PDK Inc.

RECOMMENDATION:

The total amount of fines is \$11,780.00 (\$30.00 recording fees). No lien has been recorded.

To be determined.

Attachments

Request
Tax Card

3 Criteria

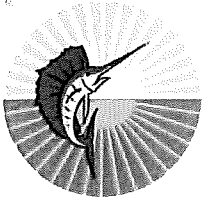
Administration Costs

Form Review

Form Started By: Colleen Greer

Started On: 05/25/2017 09:05 AM

Final Approval Date: 05/25/2017




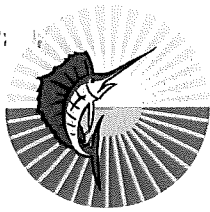
THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	5/15/17			
Property address:	1901 S 26th St.			
Owner(s) of record:	PDK Inc.			
Mailing address:	2023 S. 26th St. FP 34947			
Property tax ID #:	2417 441 0002 000/5			
Original purchase date:	3/31/05	Original purchase price:	2 180 000	
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Robert Leick		Relationship to owner(s)	General Manager
Telephone #:	607 293 9707		Mobile phone #:	same
E-mail:	Crystaltrace@live.com		Preferred contact method:	Email
What are owner(s) intentions for property:	Maintain / Rentals.			
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 \$ 11,780
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 11,300
 DOLLAR AMOUNT I AGREE TO PAY \$ 480

 5/15/17 Robert Leick
 Signature of Owner or Representative Date Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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:

1901 S 26th St.

Property Owner:

POK Inc.

Mailing Address:

2023 S. 26th St.

Telephone #:

772-242 3440

Cell Phone #:

617 293 9717

E-Mail Address:

Crystal trace @ live.com

Is the property in compliance? Yes

If no, please explain in the narrative of your request.

I, Robert Leite, 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:

Crystal trace apartment recently fired the property manager for stealing and within the past week found out that they was a code violation. We immediately corrected the violation upon hearing.

We were completely unaware of their situation and ask that you consider this fact upon your discussion.

Date: 5/15/17

Signed: [Signature]

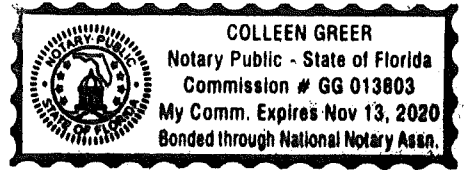
Print Name: Robert Leite

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Robert Leite 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 Mass DL 584109941 as identification.

SWORN TO AND SUBSCRIBED before me this 15th day of May, 2017.



Colleen Greer
Notary Public, State of Florida

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

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

Site Address: 1901 S 26th Parcel ID: 2417-441-0002- Account #: 26580 Sec/Town/Range:
 ST 000-5 17/35S/40E
 Map ID: 24/17S Zoning: R4 Use Type: 0300 Jurisdiction: Fort Pierce

Q y p g t u j k r

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

PDK Inc
 %Paul M Katchmere
 398 E Dania Beach Blvd # 465
 Dania, FL 33004

17 35 40 FROM NE COR OF SE 1/4 OF SE 1/4 RUN WLY
 356.65 FT, TH S01 DEG 23 MIN 54 SEC W 25.01 FT FOR
 POB, TH N 89 DEG 52 MIN 25 SEC W 286.45 FT, TH S 01
 DEG 20 MIN 04 SEC W 611.44 FT, TH S 89 DEG 50 MIN 38
 SEC E 285.35 FT, THN 01 DEG 23 MIN 54 SEC E 611.60 FT
 TO POB (4.01 AC) (SEE SURV BYKIMLEY-HORN AND
 ASSOC 9/11/89) (OR 2204-1012)

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

K l u v t l e c r # c n w g u # 0 { g c t

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$1,233,500	\$1,233,500	2016	\$1,233,500	\$1,233,500	\$0	\$1,233,500
\$0	\$1,233,500	2015	\$1,172,500	\$1,128,270	\$0	\$1,128,270
		2014	\$1,025,700	\$1,025,700	\$0	\$1,025,700

U c r # k l u v t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-31-2005	2204 / 1012	XX00	WD	PDT Investments # 2 LLC,	\$2,180,000
11-30-2001	1464 / 1032	XX00	WD	Crystal Trace Inc,	\$1,600,000
01-08-1990	0675 / 0516	XX01	QC	CRYSTAL TRACE INC	\$100

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

Finished Area of this building: 7,576 SF
 Gross Area of this building: 8,398 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: APT
 Year Built: 1990 Frame: Grade: Y_C Effective Year: 1990
 Primary Wall: Hardi Plank Story Height: 2 Story No. Units: 42 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: Carpet

Image
 or
 Sketch
 unavailable
 for display



V q v c r # d t g c u

Finished/Under Air (SF):	39,952
Gross Area (SF):	46,058
Land Size (acres):	4.01
Land Size (SF):	174,676
Total Building Count:	7

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

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	84	1984
ASP1 HIGH	1	18000	1984
RES POOL AVG	1	570	1984
POOL DK-AVG	1	1126	1984
WOOD FEN 6'	1	147	2002

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: 16-1594 Address: 1901 S 26th Street Owner: Robert Leite Date: June 7, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE?
Owner corrected the violations and fired the property manager who caused the violations.

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? 1

Administrative Cost Estimator

5/25/2017

Property Address: 1901 S 26th Street (16-1594)

Date case originated: 7/12/2016

Date case complied: 5/12/2017

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>10</u>	\$500.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

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

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

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

Total Estimated Cost: \$1,191.74