

# DRAFT

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 2, 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.	11-1049	7131 Okeechobee Rd	Ft. Pierce Petroleum LLC	Margaret M. Arraiz
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B. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

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

4. **PUBLIC HEARINGS - CITATIONS**

A.	17-0822 PK	Indian River Drive north of Marina	Fontaine, Michael	Lieutenant R. Ridle
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B.	17-1048 PK	Boston Avenue & Depot Drive	Hill, Michael	Lieutenant Ridle
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C.	17-1051 PK	Depot Drive & Boston Avenue	Buchanan - Miller, Janette	Lieutenant Ridle
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D.	17-0905 PK	1400 Block of Birch Street	Renteria, Victor	Officer N. Mc Williams
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E.	17-1042 PK	Jaycee Park	Arruda, Houston	Officer G. Montgomery
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F.	17-0503 PK	130 Block of North Depot	Stefani, Elizabeth Joann	Vincent Alesi
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G.	17-0561 PK	100 N Indian River Drive	Owens, Robert Franklin III	Alesi/Debevec
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H.	17-0505 PK	135 N 2nd Street	Gutierrez, Maria	Vincent Alesi
I.	17-0507 PK	212 S 2nd Street	Wilkins, Shanna Darnell	Vincent Alesi
J.	17-1143 PK	Orange Avenue Parking Lot	Hefty, Colstad Kimberly	Vincent Alesi
K.	17-0791 PK	Front of Boat Docks-Marina Way	Dunac, Donald	Vincent Alesi
L.	17-0999 PK	Across from 20 Orange Avenue	Williamson, Nakia Tamara	Vincent Alesi

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-1077	946 Seaway Driver	Angler's Landing LLC	Heather Debevec
B.	17-0946	1101 N US Highway 1	Wilson, Joseph	Heather Debevec
C.	17-0068	302 N 19th St.	Plain, Jimmy	Shaun Coss
D.	17-1120	850 S 21st Street	Pat's New Style Barber Shop	Vincent Alesi
E.	17-0516	512 S 8th St	Scott (TR), Joy Ann	Isaac Saucedo
F.	17-0094	3625 S US Hwy 1	Motel FP, LLC	Shaun Coss
G.	17-0873	2108 Florida Ave	English, Jonathan	Shaun Coss
H.	17-0460	2400 S Ocean Dr. Unit V-122	Dalessandro, Michelle	Shaun Coss
I.	17-0814	713 Grandview Blvd.	Bazelais, Jean	Shaun Coss
J.	17-0238	1712 Orange Avenue	Givens LLC	Janey Vanderhorst
K.	17-0500	6643 Darter Ct.	Dutra (TR), John	Shaun Coss
L.	17-0044	1605 N 17th St.	Khatun, Fahmida	Shaun Coss
M.	16-2137	3034 Sunrise Blvd.	Garcia, Victor	Shaun Coss
N.	17-0898	1450 Bell Avenue	Railside LLC	Shaun Coss

O.	17-0847	416 Avenue D	Cruickshank, Cephus	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

8. **OTHER CASES**

A.	16-1756	2525 S 25th Street	St. Nicholas Greek Orthodox Church, Inc.	Shaun Coss
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B.	16-1345	1309 N 19th Street	Good Guyz Inv of Florida LLC	Isaac Saucedo
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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.

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**Information**

**SUBJECT:**

11-1049	7131 Okeechobee Rd	Ft. Pierce Petroleum LLC	Margaret M. Arraiz
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**CASE INFORMATION:**

Case Initiated:	08/28/2012	Type of Presentation:	Request to Foreclose
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**OWNER:**

OWNER: Ft. Pierce Petroleum LLC 11621 SW 101st Street Miami, FL 33176	OCCUPIED BY:
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**VIOLATIONS:**

Section: 5-1.105.1 Permit Required  
Section 16-46, 16-47, 16-48 Nuisance as a Condition  
Section 16-46, 16-47, 16-48 Nuisance as an Object

**FINDINGS/ORDER:**

- November 7, 2017 - Special Magistrate found Ft. Pierce Petroleum LLC in violation and ordered that they obtain a permit for the gas station renovation and remove and / or treat standing water to prevent the breeding of mosquitoes.
- June 13, 2013 - Special Magistrate signed an amended order that, in addition to the requirements specified in the November 7, 2017 order, required all conditions of the permit to be complied with and extended the date of compliance to July 31, 2013.

**ACTION DATES:**

- October 14, 2013 - Due to non-compliance, a daily fine in the amount of \$250.00 commenced.
- October 29, 2013 - The Building Official signed a Notice of Unsafe Building, which was filed with the St. Lucie County Clerk of Courts in Book 3577 Page 181.
- January 24, 2014 - An Order Assessing Fine and Imposing Lien was signed by the Special Magistrate and recorded in Book 3599 Page 915.

**RECOMMENDATION:**

The criteria of FL S.S. 162.09 allow the Special Magistrate to authorize the local governing body attorney to foreclose on the lien. The City of Fort Pierce Code of Ordinances Sec. 2-247 provides the Special Magistrate to authorize the City Attorney to foreclose on a lien one year after the lien has been filed and remains unpaid.

As both requirements have been met, staff recommends the Special Magistrate to authorize the

City Attorney to commence foreclosure proceedings.

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### **Attachments**

Notice of Violation

Original Order Determining Violation

Amended Order Determining Violation

Unsafe Building Affidavit

Order Assessing Fine and Imposing Lien

Amount Due

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### **Form Review**

Form Started By: Peggy Arraiz

Started On: 06/08/2017 11:50 AM

Final Approval Date: 07/27/2017



## City of Fort Pierce

Code Enforcement Division  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 460-2200  
FAX #: (772) 468-0457

August 28, 2012

Tax ID #: 2324-333-0001-000/1

Case #: 11-00001049

FT. PIERCE PETROLEUM, LLC  
11621 SW 101ST AVE  
MIAMI, FL 33176

### ADDRESS: 7131 OKEECHOBEE RD

It has come to our attention that the property listed above is in violation of the following:

#### Section: 5-1.105.1

#### Permit Required

A permit is required before starting work of any construction, alteration, repair, or demolition. A permit was required for the gas station renovation.

#### Section 16-46, 16-47, 16-48

#### Nuisance as a Condition

Nuisance as a Condition means a certain state of being or situation located on property which:  
(7) Current condition of property tends to or could depreciate the value of property of any person.

#### Section 16-46, 16-47, 16-48

#### Nuisance as an Object

(8) Stagnant or insufficiently treated water, in a pool, pond or container of any kind, including water in which algae is allowed to grow or in which mosquitoes or other insects are able to breed.

#### The following actions must be taken to remedy this/these violation(s):

1. Please contact the Building Dept. at 772-460-2200 ext 261 concerning this matter and follow the guidelines stated in the attached December 16, 2011 letter.
2. Please remove and or treat standing water to prevent the breeding of mosquitoes.

The Code Enforcement Division requests that this property be brought into compliance prior to **October 1, 2012**. Your cooperation in these matters would be greatly appreciated. If you are unable to meet this request for any reason, please contact the Officer at (772) 460-2200. Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Andy Avery  
Code Enforcement Officer

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.*

*Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*

A copy of this notice has been furnished via first class mail to:

Kinetik Industrial Group, LLC  
c/o Raphael Calderon  
4973 SW 74<sup>th</sup> Court  
Miami, FL 33155

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción  
inmediatamente.*

*Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou  
espliké sa tou suit.*

File Name: C0044957.DOC

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

SM CASE # 11-1049

RE: Violation of Section(s): 5-1.105.1 Permit Required, 16-46, 16-47, 16-48 (7) Nuisance as a Condition, 16-46, 16-47, 16-48 (8) Nuisance as an Object.

Violator: FT. PIERCE PETROLEUM, LLC  
11621 SW 101ST AVE  
MIAMI, FL 33176

Property Address: 7131 OKEECHOBEE RD Tax ID #: 2324-333-0001-000/1  
Legal Description: 24 35 39 FROM SW COR OF SEC RUN E 389.85 FT TH N 7 DEG 14 MIN 52SEC W ALG E SIDE OF TRNPK 511.65FT TO S R/W OKEE RD, TH N 69 DEG 36 MIN 39 SEC

ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 07, 2012, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that FT. PIERCE PETROLEUM, LLC failed to obtain a permit for the gas station renovation and remove and/ or treat standing water to prevent the breeding of mosquitoes in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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

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

DONE AND ORDERED this 7th day of November, 2012.

  
\_\_\_\_\_  
Frank Blandino, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3768514 11/13/2012 at 02:15 PM  
OR BOOK 3453 PAGE 89 - 89 Doc Type: ORD  
RECORDING: \$10.00

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

7th DAY OF November, 2012.

Colleen Greer  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate

**SPECIAL MAG  
CITY OF FORT PIERCE**

SM CASE # 11-1049

RE: Violation of Section(s): 5-1.105.1 Permit Required, 16-46, 16-47, 16-48 (7) Nuisance as a Condition, 16-46, 16-47, 16-48 (8) Nuisance as an Object

Violator: FT. PIERCE PETROLEUM, LLC  
11621 SW 101ST AVE  
MIAMI, FL 33176

Property Address: 7131 OKEECHOBEE RD Tax ID #: 2324-333-0001-000/1  
Legal Description: 24 35 39 FROM SW COR OF SEC RUN E 389.85 FT TH N 7 DEG 14 MIN 52SEC W ALG E SIDE OF TRNPK 511.65FT TO S R/W OKEE RD, TH N 69 DEG 36 MIN 39 SEC

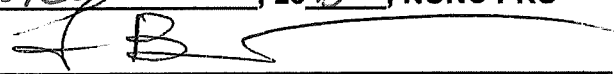
AMENDED  
ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 5, 2013 upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that FT. PIERCE PETROLEUM, LLC failed to obtain a permit for the gas station renovation, remove or treat standing water to prevent the breeding of mosquitos, and comply with all conditions of the permit in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied by July 31, 2013, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

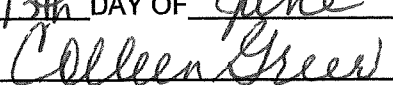
This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely,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

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

DONE AND ORDERED this 13th day of June, 2013, NUNC PRO TUNC June 5, 2013.

  
Frank Blandino, Special Magistrate

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

13th DAY OF June, 2013.  
  
Colleen Greer, Secretary to the Special Magistrate

Book 3528  
Page 1632



# City of Fort Pierce Notice of Unsafe Building Affidavit

Date: 10/29/13

Property Address: 7131 Okeechobee Rd Tax ID#: 232433300010001

Legal Description: 24 35 39 FROM SW COR OF SEC RUN E 289.85 FT TH N 7 DEG 14 MIN 52 SEC W ALG E SIDE OF TRNPK 511.65 FT TO S R/W OKEE RD, TH N 69 DEG 36 MIN 39 SEC E ON R/W 224.34 FT TO POB, TH CONT N ON R/W 135 FT, TH S 0 DEG 2 MIN 21 SEC E 145 FT, TH S 80 DEG 17 MIN 25 SEC W 86.07 FT, TH NO 20 DEG 23 MIN 21 SEC W 120 FT OF POB. (0.33 AC)(OR 3242-109)

Owner(s): Fort Pierce Petroleum LLC  
Mailing Address: 11621 SW 101<sup>st</sup> Ave  
Miami FL 33176

This NOTICE certifies that the above property, building, structure or premise is unsafe and the owner (s) of record has been properly served.

*Marc Meyers*

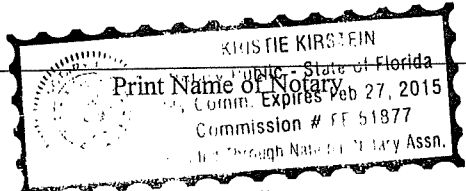
Building Official, City of Fort Pierce, Florida

State of Florida, County of St. Lucie

The foregoing instrument was acknowledged before me this 29 day of Oct, 2013

by Marc Meyers who is personally known to me.

*[Signature]*  
Signature of Notary



Attachment: Notice of Unsafe Building Letter

This certificate shall remain on file until such time as the condition(s) rendering the building, structure or premise unsafe have been abated.

## COMPLIANCE CERTIFICATION

Corrective action has been taken and the building, structure or premise is no longer unsafe in regards to the attached Notice of Unsafe Building Letter. Said certificate being recorded in OR Book \_\_\_\_\_ Page \_\_\_\_\_, Dated \_\_\_\_\_ in Record of certificate # \_\_\_\_\_, in the office of the Clerk of the Circuit Court of St. Lucie County, Florida.

The structure has been repaired or demolished.

\_\_\_\_\_  
Date Building Official, City of Fort Pierce, Florida

State of Florida, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_ who is personally known to me.

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Print Name of Notary

Prepared by and Return to: City of Fort Pierce  
Building Department  
Attn: Kristie Kirstein  
P O Box 1480  
Fort Pierce FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3895588 11/07/2013 at 12:54 PM  
OR BOOK 3577 PAGE 181 - 181 Doc Type: NOT  
RECORDING: \$10.00

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

Case #: 11-1049

RE: Violation of Section(s): 5-1.105.1, 16-46, 16-47, 16-48 (7) (8)

Violator: FT. PIERCE PETROLEUM, LLC  
11621 SW 101ST AVE  
MIAMI, FL 33176

Property Address: 7131 OKEECHOBEE RD

Tax ID #: 2324-333-0001-000/1

Legal Description: 24 35 39 FROM SW COR OF SEC RUN E 389.85 FT TH N 7 DEG 14 MIN 52SEC  
W ALG E SIDE OF TRNPK 511.65FT TO S R/W OKEE RD, TH N 69 DEG 36 MIN 39 SEC

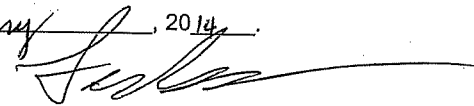
ORDER ASSESSING FINE AND IMPOSING LIEN

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on November 07, 2012 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated November 07, 2012 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

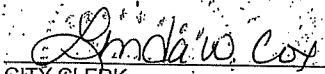
**ORDERED AND ADJUDGED** that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from October 14, 2013 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit to foreclose on this lien, whichever occurs first. The lien arising from this fine runs in favor of the City of Fort Pierce, a municipal corporation, and the City of Fort Pierce may execute a satisfaction of release of lien. This Order shall not be deemed to be a Court judgment except for enforcement purposes and may be foreclosed as further provided by law.

DONE AND ORDERED this 24th day of January, 2014.

  
Frank Blandino, Esquire, Special Magistrate

ATTEST:

  
CITY CLERK

DATED: 1-28-14

Mail to:  
City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3919630 01/29/2014 at 09:18 AM  
OR BOOK 3599 PAGE 915 - 915 Doc Type: ORD  
RECORDING: \$10.00

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT  
THIS IS A TRUE AND  
CORRECT COPY OF THE  
RECORDS ON FILE IN THIS  
OFFICE.

\_\_\_\_\_  
CITY CLERK

DATE \_\_\_\_\_

(CITY SEAL)

File Name: C0052430

**Property Information**

Address: 7131 OKEECHOBEE RD  
 FT PIERCE, FL 34945  
 Location ID: 173886  
 TAX ID #: 2324-333-0001-000/1  
 Alternate ID description: C3 GENERAL COMMERCIAL  
 Zoning:  
 Subdivision:

**Case General Information**

Case status: FL FINES/LIENS RUNNING  
 Status date: 10/24/2013  
 Case type: CE CODE ENFORCEMENT VIOLATION  
 Reported date: 7/14/2011  
 Origination: CC CITIZEN COMPLAINT  
 Default inspector: JV Janey Vanderhorst  
 Credit balance: .00

**Owner Information**

Owner name: FT PIERCE PETROLEUM, LLC  
 Address: 11621 SW 101ST AVE  
 City: MIAMI, FL 33176  
 Phone: (954) 709-4638  
 Notice: Y  
 Flip: N

**Violations**

Type	Status	Location	Quantity	Date Established	Date Resolved
PERMIT REQUIRED	AC		1	7/14/2011	
NUISANCE- STAGNANT WATER	CM		1	8/28/2012	3/25/2014

**Case Data**

Description Data

**Active Inspections**

Type	Insp ID	Schedule Date
Follow-up Inspection	JV	2/20/2017

Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
A1 RECORD AFF OF COMPLIANCE	10.00	10.00	.00	3/31/2014		.00	.00
CF CODE ENFORCE BD FINES - 1	328000.00	328000.00	.00	10/14/2013		250.00	.00
N1 RECORD AFF OF NON-COMP	10.00	10.00	.00	10/28/2013		.00	10.00
RL RECORD OF LIEN	10.00	10.00	.00	1/30/2014		.00	10.00
RV RECORD ORDER OF VIOLATION	30.00	30.00	.00	10/28/2013		.00	30.00

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Type Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid							
	(Continued)	328060.00	328060.00				50.00
							.00

**Special Magistrate Blandino Hearing**

**4.A.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0822 - Indian River Drive north of Marina

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

**Information**

**SUBJECT:**

17-0822 PK	Indian River Drive north of Marina	Fontaine, Michael	Lieutenant R. Ridle
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**CASE INFORMATION:**

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

OWNER: Michael Fontaine	PARKING VIOLATION: Citation # 0427 PK
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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 of \$50.00 as indicated on the citation, plus the administration charges of \$10.00, and the late fee of \$18.00. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.B.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-1048 - Boston Avenue & Depot Drive

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

**Information**

**SUBJECT:**

17-1048 PK	Boston Avenue & Depot Drive	Hill, Michael	Lieutenant Ridle
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**CASE INFORMATION:**

Case Initiated:	May 8, 2017	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Michael Hill	
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0429PK	10-23 Parking Regulations	\$50.00	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the \$50.00 fine as indicated on the citation plus the administration charges of \$10.00 and the late fee of \$18.00, totaling \$78.00.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/27/2017

Started On: 06/21/2017 02:54 PM

**Special Magistrate Blandino Hearing**

**4.C.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-1051 - Depot Drive & Boston Avenue

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

**Information**

**SUBJECT:**

17-1051 PK	Depot Drive & Boston Avenue	Buchanan - Miller, Janette	Lieutenant Ridle
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**CASE INFORMATION:**

Case Initiated:	May 8, 2017	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Janette Buchanan - Miller	
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0430PK	10-23	\$50.00	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the \$50.00 fine as indicated on the citation plus the administration charges of \$10.00 and the late fee of \$18.00, totaling \$78.00.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/27/2017

Started On: 06/21/2017 02:42 PM

**Special Magistrate Blandino Hearing**

**4.D.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0905 - 1400 Block of Birch Street

**Information**

**SUBJECT:**

17-0905 PK	1400 Block of Birch Street	Renteria, Victor	Officer N. Mc Williams
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**CASE INFORMATION:**

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

OWNER: Victor Renteria	PARKING VIOLATION: Citation # 32556
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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 of \$30.00 as indicated on the citation, plus the administration charges of \$10.00, and the late fee of \$18.00. The total would be \$58.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.E.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-1042 - Jaycee Park

**Information**

**SUBJECT:**

17-1042 PK	Jaycee Park	Arruda, Houston	Officer G. Montgomery
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**CASE INFORMATION:**

Case Initiated:	May 4, 2017	Type of Presentation:	Citation
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**OWNER:**

OWNER: Houston Arruda	PARKING REGULATION Citation #0556 PK
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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 of \$50.00 as indicated on the citation, plus the administration charges of \$10.00, and the late fee of \$18.00. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.F.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0503 - 130 Block of North Depot

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

**Information**

**SUBJECT:**

17-0503 PK	130 Block of North Depot	Stefani, Elizabeth Joann	Vincent Alesi
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**CASE INFORMATION:**

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

OWNER Joann Elizabeth Stefani	PARKING VIOLATION Citation # 0276 PK
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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 of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.G.**

**Meeting Date:** 08/02/2017

**Re:** #17-0561 100 N Indian River Drive

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

**Information**

**SUBJECT:**

17-0561 PK	100 N Indian River Drive	Owens, Robert Franklin III	Alesi/Debevec
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**CASE INFORMATION:**

Case Initiated:	March 15,2017	Type of Presentation:	Citation
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**OWNER:**

OWNER: Robert Franklin Owens III	PARKING VIOLATION Citation # 0113PK
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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 of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00

**Form Review**

Form Started By: Vincent Alesi  
Final Approval Date: 07/27/2017

Started On: 06/07/2017 11:30 AM

**Special Magistrate Blandino Hearing**

**4.H.**

**Meeting Date:** 08/02/2017

**Re:** #17-0505 - 135 N 2nd Street

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

**Information**

**SUBJECT:**

17-0505 PK	135 N 2nd Street	Gutierrez, Maria	Vincent Alesi
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**CASE INFORMATION:**

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

OWNER Maria Gutierrez	PARKING VIOLATION Citation #0277 PK
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**VIOLATIONS:**

VIOLATIONS:

Section(s): 10-23 Parking Regulations

**CORRECTIVE ACTIONS:**

CORRECTIVE ACTIONS:

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.I.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0507 - 212 S 2nd Street

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

**Information**

**SUBJECT:**

17-0507 PK	212 S 2nd Street	Wilkins, Shanna Darnell	Vincent Alesi
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**CASE INFORMATION:**

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

OWNER: Shanna Wilkins	PARKING VIOLATION Citation #0279 PK
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**VIOLATIONS:**

VIOLATION:

Section(s): 10-23 Parking Regulations

**CORRECTIVE ACTIONS:**

CORRECTIVE ACTIONS:

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.J.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-1143 - Orange Avenue Parking Lot

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

**Information**

**SUBJECT:**

17-1143 PK	Orange Avenue Parking Lot	Hefty, Colstad Kimberly	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:	May 31, 2017	Type of Presentation:	Citation
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**OWNER:**

<b>OWNER:</b> Kimberly Colstad Hefty	<b>PARKING VIOLATION:</b> Citation #0209 PK
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**VIOLATIONS:**

Section(s): 10-23 Parking Regulations

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

Received a request to dispute on June 30, 2017.

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00.

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 07/26/2017

Started On: 07/26/2017 01:28 PM

**Special Magistrate Blandino Hearing**

**4.K.**

**Meeting Date:** 08/02/2017

**Re:** #17-0791 - In Front of Boat Docks, Marina Way

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

**Information**

**SUBJECT:**

17-0791 PK	Front of Boat Docks-Marina Way	Dunac, Donald	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:	April 14,2017	Type of Presentation:	Citation
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**OWNER:**

OWNER: Donald Dunac	PARKING VIOLATION Citation #0178 PK
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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 of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00.

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**4.L.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0999 - Across from 20 Orange Avenue

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

**Information**

**SUBJECT:**

17-0999 PK	Across from 20 Orange Avenue	Williamson, Nakia Tamara	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:	May 10,2017	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Tamara Nakia Williamson	PARKING VIOLATION Citation # 0201 PK
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**VIOLATIONS:**

Section(s): 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 of \$50.00 as indicated on the citation plus the administration charges of \$10.00 and the \$18.00 late fee. The total would be \$78.00

**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/12/2017

Started On: 06/12/2017 03:01 PM

**Special Magistrate Blandino Hearing**

**5.A.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-1077 - 946 Seaway Drive

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

**Information**

**SUBJECT:**

17-1077	946 Seaway Driver	Angler's Landing LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 18, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Angler's Landing LLC 1708 SE Clearmont St. Port St. Lucie, FL 34983	<b>REGISTERED AGENT:</b> William Harris 1708 SE Clearmont St. Port St. Lucie, FL 34983
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a valid business tax receipt from the clerk's office.

**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 \$100.00 per day be assessed and order all utilities to the premises be suspended while the violation continues.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/27/2017

Started On: 06/07/2017 01:22 PM

**Special Magistrate Blandino Hearing**

**5.B.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0946 - 1101 N US Highway 1

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

**Information**

**SUBJECT:**

17-0946	1101 N US Highway 1	Wilson, Joseph	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 3, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Joseph Wilson 1101 N US Highway 1 Ft. Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

Section(s): 22-187(13) - Landscape Maintenance  
Section(s): 5-369 - Vacant Building

**CORRECTIVE ACTIONS:**

1. Trim the grass, weeds, and bushes. Remove the loose debris and trash.
2. Secure the building utilizing plywood, clear board, or storm shutters.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 07/27/2017

Started On: 06/08/2017 04:37 PM

**Special Magistrate Blandino Hearing**

**5.C.**

**Meeting Date:** 08/02/2017

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

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

**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:**

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

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.2 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.

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**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/08/2017

Started On: 06/08/2017 04:49 PM

**Special Magistrate Blandino Hearing**

**5.D.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-1120 - 850 S 21st Street

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

**Information**

**SUBJECT:**

17-1120	850 S 21st Street	Pat's New Style Barber Shop	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:	May 24, 2017	Type of Presentation:	Regular
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**OWNER:**

<p><b>OWNER:</b>  Saucier Realty LLC  8351 Chinaberry Road  Vero Beach, FL 32963</p> <p><b>REGISTERED AGENT</b>  Frank Fee ESQ  426 Avenue A  Fort Pierce, FL 34950</p>	<p><b>OCCUPIED:</b>  Pat' New Style Barber Shop  850 S 21st Street  Fort Pierce, FL 34950</p>
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain A Current Business Tax.

**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 \$100.00 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: 07/27/2017

Started On: 06/17/2017 03:07 PM

**Special Magistrate Blandino Hearing**

**5.E.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0516 - 512S 8th Street

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

**Information**

**SUBJECT:**

17-0516	512 S 8th St	Scott (TR), Joy Ann	Isaac Saucedo
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**CASE INFORMATION:**

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

<b>OWNER:</b> Joy Ann Scott (TR) 704 S 7th St Fort Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section 5-368 - Property Maintenance
- Section 5-368 (6) – Fence Maintenance
- Section 22-187 (13) – Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Please repair all wood and trim where deterioration or chipping has occurred.
2. Please pressure wash and paint where molding or deterioration has occurred.
3. Please repair or remove deteriorated fence. A permit may be required. If you have any questions please contact the building department at.
4. Please trim all overgrown bushes, trees, shrubs and grass.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 07/27/2017

Started On: 06/22/2017 04:16 PM

**Special Magistrate Blandino Hearing**

**5.F.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0094 - 3625 S US Hwy 1

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

**Information**

**SUBJECT:**

17-0094	3625 S US Hwy 1	Motel FP, LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	January 27, 2017	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> Motel FP LLC 3625 S US Hwy 1 Fort Pierce, FL 34982	<b>OTHER:</b> Jeremiah Baron Registered Agent for Motel FP LLC 49 SW Flagler Ave. Suite 301 Stuart, FL 34994
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the mobile home/trailer being used for storage, or remove the mobile home/trailer.

**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.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 07/13/2017

Started On: 06/24/2017 10:31 AM

**Special Magistrate Blandino Hearing**

**5.G.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0873 - 2108 Florida Ave

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

**Information**

**SUBJECT:**

17-0873	2108 Florida Ave	English, Jonathan	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 24, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jonathan English 2310 Avenue M Fort Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.3 Address Identification**
- IPMC 304.6 Exterior Walls**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.13.1 Glazing**
- IPMC 305.3 Interior Surfaces**
- IPMC 305.6 Interior Doors**
- IPMC 309.1 Infestation**
- IPMC 704.2.1 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Install smoke alarms as required.
2. Seal all holes in the exterior walls and screening for the soffit.
3. Once all holes have been sealed, have the property treated for the rodent infestation.
4. Replace all broken window glazing.
5. Replace the weather stripping on the front entry door.
6. Repair or replace all damaged interior doors.
7. Repair or replace all interior walls where holes are present.
8. Paint the address numbers in a contrasting color so they are easily visible.

**RECOMMENDATION:**

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

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## Form Review

Form Started By: Shaun Coss  
Final Approval Date: 07/27/2017

Started On: 06/24/2017 10:36 AM

**Special Magistrate Blandino Hearing**

**5.H.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0460 - 2400 S Ocean Dr. Unit V-122

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

**Information**

**SUBJECT:**

17-0460	2400 S Ocean Dr. Unit V-122	Dalessandro, Michelle	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 3, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Michelle Dalessandro 1633 NW 80th Ave, Apt. B Margate, FL 33063	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the air conditioning system and duct work that has been replaced.

**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: 07/27/2017

Started On: 06/24/2017 10:41 AM

**Special Magistrate Blandino Hearing**

**5.I.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0814 - 713 Grandview Blvd.

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

**Information**

**SUBJECT:**

17-0814	713 Grandview Blvd.	Bazelais, Jean	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 17, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean Bazelais 1504 Cortez Blvd. Fort Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the window and soffit.

**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: 07/27/2017

Started On: 06/24/2017 10:44 AM

**Special Magistrate Blandino Hearing**

**5.J.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0238 - 1712 Orange Avenue

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

**Information**

**SUBJECT:**

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

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

<p><b>OWNER:</b>  Givens LLC  9340 81st Pl  Vero Beach, FL 32967</p>	<p><b>VIOLATOR:</b>  Family Dollar Store  1712 Orange Avenue  Fort Pierce, FL 34950</p> <p>Family Dollar Store of FL LLC #5616  500 Volvo Parkway  Chesapeake, VA 23320</p>
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**VIOLATIONS:**

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

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

Section(s): 5-368 (4) - Property Maintenance

Section(s): 5-371- Exterior Areas

**CORRECTIVE ACTIONS:**

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

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given **5** days to comply or a fine of **\$500.00** per day be assessed.

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### **Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 07/27/2017

Started On: 07/13/2017 02:43 PM

**Special Magistrate Blandino Hearing****5.K.****Meeting Date:** 08/02/2017**Re:** Case #17-0500 - 6643 Darter Ct**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

17-0500	6643 Darter Ct.	Dutra (TR), John	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 9, 2017	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> John & Sandra Dutra (TR) 10940 Kester Dr. Cupertino, CA 95014	<b>OCCUPIED BY:</b> Golden Bear 6643 Darter Ct Fort Pierce, FL 34947
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**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for installation of a new wall sign by the entry doors.
2. Obtain a permit for replacing the sign face of the wall sign above the windows.

**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.

**Form Review**

Form Started By: Shaun Coss  
 Final Approval Date: 07/27/2017

Started On: 06/24/2017 10:47 AM

**Special Magistrate Blandino Hearing**

**5.L.**

**Meeting Date:** 08/02/2017

**Re:** Case #17-0044 - 1605 N 17th St.

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

**Information**

**SUBJECT:**

17-0044	1605 N 17th St.	Khatun, Fahmida	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> Fahmida Khatun 12822 Peconic Ct. Wellington, FL 33414	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.4 Unlawful Structure**
- IPMC 304.1 Exterior Structure**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 602.2 Residential Heat Supply**
- IPMC 603.1 Mechanical Equipment**

**CORRECTIVE ACTIONS:**

1. The open patio at the rear of the structure was enclosed without permits. The un-permitted enclosure now has rotten wood, the exterior door is in disrepair, and the exterior and interior walls are not sealed properly with large visible cracks. Obtain a permit to revert this area back to its original open condition or to make necessary repairs and legitimize the enclosure.
2. There are cracks in the exterior walls. Obtain a permit to repair the cracks or obtain certification from a design professional that the cracks are not structural and properly seal the cracks.
3. Repair or replace all drywall where holes, cracks, improper attachment or other damage has occurred.
4. The sanitary pipe clean-out and/or pipe is in disrepair and there is raw sewage on the

- ground. Repair or replace all necessary piping.
5. Repair or replace the heating element in the oven.
  6. Repair or replace all leaking piping under the kitchen sink.
  7. Repair or replace the heater.
  8. Exterior doors are not weather tight. Install weather stripping and thresholds as necessary.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 07/27/2017

Started On: 06/24/2017 10:50 AM

**Special Magistrate Blandino Hearing**

**5.M.**

**Meeting Date:** 08/02/2017

**Re:** Case #16-2137 - 3034 Sunrise Blvd.

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

**Information**

**SUBJECT:**

16-2137	3034 Sunrise Blvd.	Garcia, Victor	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 6, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Victor Esquivel Garcia 3034 Sunrise Blvd. Fort Pierce, FL 34982	<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. Renew permit 15-2051 for residential repairs and obtain approval for all required inspections.

**RECOMMENDATION:**

1. The City requests that the Special Magistrate set aside the Order Determining Violation against Juan Garcia Ordered on April 5, 2017.
2. The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to renew 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: 07/27/2017

Started On: 06/24/2017 10:56 AM

**Special Magistrate Blandino Hearing**

**5.N.**

**Meeting Date:** 08/02/2017

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

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

**Information**

**SUBJECT:**

17-0898	1450 Bell Avenue	Railside LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 5, 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 Terrace          Palm City, FL 34990</p>	<p><b>REGISTERED AGENT:</b>          John Katsock, Jr.          Reg. 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**

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

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

**Section(s): 22-79 Compliance with Conditions of Approval**

**CORRECTIVE ACTIONS:**

1. Obtain a permit and approved final inspection for the irrigation system.
2. Renew permit 15-3025 for re-roofing the office and loading dock area. Once the permit has been renewed, a design professional must approve the installation of the roof and an approved final inspection must be obtained.
3. Renew permit 16-1785 for the site work permit; comply with all outstanding issues from the Engineering and Planning Department, including all conditions specified in the Conditional Use approval dated 10/5/15, and obtain an approved final inspection. This includes submitting a revision showing the change in traffic direction in the parking lot area, landscaping improvements, removal of specified paved areas, the completion of parking areas, bumper rails, bike racks, installation of sidewalk connections, crosswalks, driveway connections, and the elimination of the additional vehicular use area.
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. Have an Engineer complete an evaluation of all structures on the property.
8. Submit a comprehensive plan for phase two, which includes a 2000 s.f +/- addition to the facility as well as planning for a 1500 s.f. future restaurant including landscaping and site modifications;
9. The comprehensive plan must also include building numbering, construction, rehabilitation and demolition of structures to address the change of use and to cure all deficiencies constituting condemnation.
10. Submit a revised, detailed scope of electrical work for permit 17-425 for electrical work intended to take place in the condemned structure.

**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: 07/27/2017

Started On: 07/13/2017 03:24 PM

**Special Magistrate Blandino Hearing**

**5.O.**

**Meeting Date:** 08/02/2017

**Re:** Case # 17-0847 - 416 Avenue D

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

**Information**

**SUBJECT:**

17-0847	416 Avenue D	Cruickshank, Cephus	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 20, 2017	Type of Presentation:	Regular
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**OWNER:**

OWNER: Cephus Cruickshank 2312 N 44th St Ft. Pierce, FL 34946	OCCUPIED BY:
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Remove the loose items and the items under the tarp.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 06/22/2017 02:36 PM

Final Approval Date: 07/27/2017

**Special Magistrate Blandino Hearing****8.A.****Meeting Date:** 08/02/2017**Re:** Case #16-1756 - 2525 S 25th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-1756	2525 S 25th Street	St. Nicholas Greek Orthodox Church, Inc.	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 21, 2016	Type of Presentation:	Extension of Time
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**OWNER:**

OWNER: St. Nicholas Greek Orthodox Church, Inc. 2525 S 25th Street Ft. Pierce, FL 34981	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

January 4, 2017 the Special Magistrate gave the violator 60 days to obtain a permit and comply to all permit conditions.

June 5, 2017 an inspection was made, the violation(s) were not in compliance and the fines began.

June 16, 2017 received request for an extension of time.

**RECOMMENDATION:**

Balance as of July 26, 2017 \$2,570.00.

To be determined.

**Attachments**

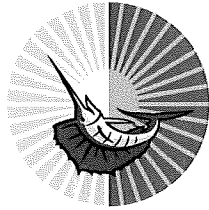
Order  
Aff of CM  
Request

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## Form Review

Form Started By: Colleen Greer  
Final Approval Date: 07/27/2017

Started On: 07/26/2017 02:20 PM



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

Violator: ST NICHOLAS GREEK ORTHODOX CHURCH, INC  
2525 S 25TH ST  
FT PIERCE, FL 34981

**CASE #: 16-1756**

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

Property Address: 2525 S 25TH ST

Tax ID #: 2420-141-0002-000/4

Legal Description: 20 35 40 S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4-LESS E 40 FT AND LESS S 15 FT  
AND LESS FROM SE COR OF NE 1/4 OF SE 1/4 OF NE 1/4 RUN N 15 FT AND

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 04, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ST NICHOLAS GREEK ORTHODOX CHURCH, INC failed to obtain a permit for the pouring of the concrete dumpster pad in violation of the Code of Ordinances as specified above, on property located at the above described location. Once permitted, additional work may be required to bring the pad into compliance.

**Accordingly it is ORDERED** as follows:

1. The above named violator failed to appear and is deemed to have admitted guilt.
2. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
3. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$50.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 6th day of January, 2017.**

\_\_\_\_\_  
Frank Blandino, Esq., Special Magistrate

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

6th DAY OF January, 2017.

\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4264542 01/06/2017 08:56:00 AM  
OR BOOK 3950 PAGE 1226 - 1226 Doc Type: ORD  
RECORDING: \$10.00

Cc: St. Nicholas Greek Orthodox Church, Inc., Attn: Dennis Starr, 2525 S 25<sup>th</sup> Street, Ft. Pierce, FL 34981



**AFFIDAVIT OF NON-COMPLIANCE**

RE: 2525 S 25TH ST

CASE NO: 16-00001756

IN THE MATTER OF: ST NICHOLAS GREEK ORTHODOX CHU  
 2525 S 25TH ST  
 FT PIERCE, FL 34981

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Building Department Investigator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated January 06, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: June 5, 2017.

In accordance with the Order of Violation recorded in Book 3950 Page 1226, fines in the amount of \$50.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 5<sup>th</sup> day of June, 2017.

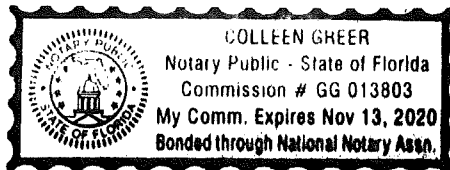
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 9<sup>th</sup> day of June, 2017.

  
 \_\_\_\_\_  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4317974 06/09/2017 01:44:08 PM  
 OR BOOK 4006 PAGE 1791 - 1791 Doc Type: AFF  
 RECORDING: \$10.00



City of Fort Pierce  
Code Enforcement Division  
P.O. Box 1480  
Fort Pierce, Florida 34954  
TEL #: (772) 467-3000  
FAX #: (772) 468-0457

June 13, 2017

ST NICHOLAS GREEK ORTHODOX CHURCH  
2525 S 25TH ST  
FT PIERCE, FL 34981

Property address: 2525 S 25TH ST

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the City Code of Ordinance, Section(s) 5-1.105.1 and the fine of \$50.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. **If we should not hear from you within the twenty (20) days, a lien will be entered on the property.**

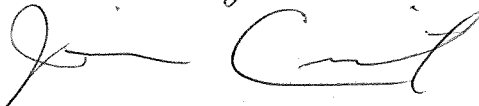
If you should have any questions, please contact our office at (772) 467-3149.

Sincerely,

  
Colleen Greer  
Code Enforcement Clerk

*I please request more time to take care of this matter. I spoke with Shaun Coss regarding this matter on Friday June 16<sup>th</sup>, 2017.*

*Thank you,*



File Name: C0072221

*C. #: 772-376-4024*

*email: jimcost@yahoo.com*

*address: 4365 GATOR TRACE LN.  
Ft. Pierce, FL 34982*

*1<sup>ST</sup> WED.  
IN AUG.*

**Special Magistrate Blandino Hearing**

**8.B.**

**Meeting Date:** 08/02/2017

**Re:** Case #16-1345 - 1309 N 19th Street

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

**Information**

**SUBJECT:**

16-1345	1309 N 19th Street	Good Guyz Inv of Florida LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	May 25, 2016	Type of Presentation:	Extension of Time
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**OWNER:**

<b>OWNER:</b> Good Guyz Investments of Florida LLC 18401 Collins Avenue #102 Miami, FL 33160	<b>OTHER PARTY:</b> Kendall Accounting & Tax Services Corp Registered Agent for Good Guyz Investments of Florida LLC 4601 SW 154 Court Miami, FL 33185
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

January 4, 2017 the Special Magistrate gave violator 60 days to obtain a permit and comply to all conditions of the permit.

June 2, 2017 received request for extension from Michael J. Waldrop, Innovation Contracting.

**RECOMMENDATION:**

Fines have not been started at this time.  
To be determined.

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 07/27/2017

Started On: 07/26/2017 03:12 PM