

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 18, 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 - CITATIONS**

A.

17-1790 PK	Orange Ave Parking Lot	Collins, Edwards Ryan	Vincent Alesi
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B.

17-1555 PK	TBD	Torres, Feliciano & Neshine	#4919 Montgomery
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C.

17-1615 PK	TBD	Green, Katrina & Williams, Lloyd	#8303 Rahn
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D.

17-1828 PK	1 TBD	Eveline Louis	#8278 Woodruff
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

16-0682	1031 S Indian River Dr.	Koch(TR), Edward & Gayle	Shaun Coss
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B.

17-1678	820 Orange Avenue	Hatfield, James	Heather Debevec
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C.

17-1827	1401 North US Highway 1	Reach Thrift Store	Heather Debevec
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D.

17-1046	1218 S 11th Street	Arenas, Raul N	Andy Avery
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E.

17-1312	419 North 6th Street	419 N 20th Street LLC	Heather Debevec
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F.

17-1370	1005 Avenue M	Torkaman, Gholamreza	Heather Debevec
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G.	17-1372	1201 North 10th Street	Merryman, Patrick	Heather Debevec
H.	17-1673	206 Hialeah Ave	Gilbert, Ronald Gilbert, Lynrose	Isaac Saucedo
I.	17-1045	1011 Boston Avenue	Deese, Kevin J & Heather L	Andy Avery
J.	17-1670	119 Indian Hills Dr.	Patterson, Steven R	Isaac Saucedo
K.	17-1838	1106 S Ocean Drive	Kareem, Ayesha	Heather Debevec
L.	17-1463	603 N 8th Street	Gilbert, Roland & Lynrose	Heather Debevec
M.	17-1526	2021 Golfview Ct	Cumerma, Cesar & Roberto	Isaac Saucedo

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

A.	16-2208	907 Citrus Avenue	Mulgrew, Shane	Shaun Coss
B.	15-1199	1803 S 27th Street	Villanova, Raymond Kalidonis, George	Shaun Coss
C.	16-1756	2525 S 25th Street	St. Nicholas Greek Orthodox Church	Shaun Coss
D.	15-1112	3794 Oleander Avenue	Faith Baptist Church of FP	Shaun Coss
E.	15-0737	5205-5211 Okeechobee Road	Public Storage Inc	Shaun Coss

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

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Special Magistrate Ross Hearing

4.A.

Meeting Date: 10/18/2017

Re: Case #17-1790 - Citation #0169PK

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

Information

SUBJECT:

17-1790 PK	Orange Ave Parking Lot	Collins, Edwards Ryan	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	August 16,2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Ryan Edward Collins	Parking Violation: Citation #0169 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0169 PK	10-23 Parking Regulation	1 @ \$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 total due as indicated above.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 10/06/2017

Started On: 09/20/2017 01:32 PM

Special Magistrate Ross Hearing**4.B.****Meeting Date:** 10/18/2017**Re:** Case #17-1555 - Citation 560 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1555 PK	TBD	Torres, Feliciano & Neshine	#4919 Montgomery
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CASE INFORMATION:

Case Initiated:	07/07/2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Feliciano & Neshine Torres	PARKING VIOLATION: Citation: 560 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
560 PK	10-23 Parking Regulation	1 @ \$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 fine as indicated above.

Form Review

Form Started By: Cynthia Ricker
 Final Approval Date: 09/22/2017

Started On: 08/31/2017 10:44 AM

Special Magistrate Ross Hearing**4.C.****Meeting Date:** 10/18/2017**Re:** Case #17-1615 - Citation 21538 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1615 PK	TBD	Green, Katrina & Williams, Lloyd	#8303 Rahn
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CASE INFORMATION:

Case Initiated:	07/15/2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Katrina Green & Lloyd Williams	PARKING VIOLATION: Citation: 21538 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
21538 PK	10-23 Parking Regulation	1 @ \$30.00	\$30.00	\$10.00	\$18.00	\$58.00

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 above.

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 09/22/2017

Started On: 08/31/2017 10:56 AM

Special Magistrate Ross Hearing

4.D.

Meeting Date: 10/18/2017

Re: Case #17-1828 - Citation 547 PK

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

Information

SUBJECT:

17-1828 PK	1 TBD	Eveline Louis	#8278 Woodruff
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CASE INFORMATION:

Case Initiated:	08/04/2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Louis, Eveline	PARKING VIOLATION: Citation: 547 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
547 PK	10-23 Parking Regulation	1 @ \$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 fine as indicated above.

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 10/06/2017

Started On: 09/29/2017 02:54 PM

Special Magistrate Ross Hearing

5.A.

Meeting Date: 10/18/2017

Re: Case #16-0682 - 1031 S Indian River Dr.

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

Information

SUBJECT:

16-0682	1031 S Indian River Dr.	Koch(TR), Edward & Gayle	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 21, 2016	Type of Presentation:	Regular - Cont. from 7/19/17
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OWNER:

OWNER: Edward L Koch (TR) & Gayle A Koch (TR) 1031 S Indian River Dr. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-318.101 Floodplain Development Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the placement of rock and any additional work that was done within the floodplain.

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: 10/06/2017

Started On: 08/01/2017 10:30 AM

Special Magistrate Ross Hearing

5.B.

Meeting Date: 10/18/2017

Re: Case # 17-1678 - 820 Orange Avenue

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

Information

SUBJECT:

17-1678	820 Orange Avenue	Hatfield, James	Heather Debevec
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CASE INFORMATION:

Case Initiated:	August 1, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield P O BOX 4447 Ft. Pierce, FL 34948	OCCUPIED BY: Anyelo Gonzalez Salcedo 820 Orange Ave Ft. Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Remove the in-operable vehicles from the property.

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
Final Approval Date: 09/22/2017

Started On: 08/18/2017 03:40 PM

Special Magistrate Ross Hearing

5.C.

Meeting Date: 10/18/2017

Re: Case # 17-1827 - 1401 North US Highway 1

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

Information

SUBJECT:

17-1827	1401 North US Highway 1	Reach Thrift Store	Heather Debevec
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CASE INFORMATION:

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

OWNER: Kraaz & Kraaz Finance LLC 201 S 2nd St Ste 206 Ft. Pierce, FL 34950	OCCUPIED BY: Reach Thrift & Cafe 1401 N US Highway 1 Ft. Pierce, FL 34950
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OTHER NAMES: Hans Kraaz 124-A N 2nd Street Ft. Pierce, FL 34950	OTHER NAMES: Soterios Bouchlas ?1821 Gulfstream Avenue A Ft. Pierce, FL 34949
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VIOLATIONS:

Section(s): 16-25 (f) - Responsibility for Containers

CORRECTIVE ACTIONS:

1. Keep dumpster lid closed and area around the dumpster clean.

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: 08/22/2017 03:14 PM

Final Approval Date: 09/22/2017

Special Magistrate Ross Hearing

5.D.

Meeting Date: 10/18/2017

Re: Case # 17- 1046 - 1218 S 11th Street

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

Information

SUBJECT:

17-1046	1218 S 11th Street	Arenas, Raul N	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 25, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Raul N Arenas 1218 S 11th St Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22 (a – e) – Basic Zoning Districts – Conditional Uses
Section(s) 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

1. The Short Term Rental is not permitted without a conditional use within the R1 District.
2. Please contact the City Clerk’s Office at 772-467-3053 to obtain a Business Tax concerning the Short Term Rental for your property.

RECOMMENDATION:

1. The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed.
2. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately.
3. Additionally, if rentals continue without a business tax receipt, that all utilities to the property be suspended.

Form Review

Form Started By: Andy Avery
Final Approval Date: 09/22/2017

Started On: 08/25/2017 02:25 PM

Special Magistrate Ross Hearing

5.E.

Meeting Date: 10/18/2017

Re: Case # 17-1312 - 419 North 6th Street

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

Information

SUBJECT:

17-1312	419 North 6th Street	419 N 20th Street LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: 419 N 20th St LLC 386 NE Greenbriar Ave Port Saint Lucie, FL 34983	TENANT: Lyonel Edmond 419 N 6th St Ft. Pierce, FL 34950
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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 (11) - Outside Storage of Indoor Furniture

CORRECTIVE ACTIONS:

1. Remove the pile of dead yard debris from the south west corner.
2. Remove the school style chairs from the yard.

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: 08/26/2017 02:58 PM

Final Approval Date: 09/22/2017

Special Magistrate Ross Hearing

5.F.

Meeting Date: 10/18/2017

Re: Case # 17-1370 - 1005 Avenue M

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

Information

SUBJECT:

17-1370	1005 Avenue M	Torkaman, Gholamreza	Heather Debevec
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CASE INFORMATION:

Case Initiated:	June 23, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Gholmreza Torkaman 470 SE 12th PL Vero Beach, FL 32962	TENANT: Danielle Parrish 1005 Avenue M Apt A Ft. Pierce, FL 34950
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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 (11) - Outside Storage Indoor Furniture

CORRECTIVE ACTIONS:

1. Remove the coolers, bags, and debris from the yard.
2. Remove the dining chairs from the yard.

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.

Form Review

Form Started By: Heather Debevec

Started On: 08/26/2017 03:12 PM

Final Approval Date: 09/22/2017

Special Magistrate Ross Hearing

5.G.

Meeting Date: 10/18/2017

Re: Case # 17-1372 - 1201 North 10th Street

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

Information

SUBJECT:

17-1372	1201 North 10th Street	Merryman, Patrick	Heather Debevec
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CASE INFORMATION:

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

<p>OWNER: Patrick Merryman 690 Woodbine Way Apt 615 Riviera Beach, FL 33418</p>	<p>Tenant: Kenneth Hawes 1201 N 10th St Apt A Ft. Pierce, FL 34950</p>
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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 (11) - Outside Storage Indoor Furniture
- Section 5-368 (6) - Fence Maintenance
- IPMC 304.14 - Insect Screens

CORRECTIVE ACTIONS:

1. Remove the debris from the north side of the building.
2. Remove the kitchen style chairs and barber stool from the stoop and yard.
3. Re-secure the fence panel.

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
Final Approval Date: 09/22/2017

Started On: 08/26/2017 03:29 PM

Special Magistrate Ross Hearing**5.H.****Meeting Date:** 10/18/2017**Re:** Case # 17-1674 - 206 Hialeah Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1673	206 Hialeah Ave	Gilbert, Ronald Gilbert, Lynrose	Isaac Saucedo
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CASE INFORMATION:

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

VIOLATOR: Ronald Gilbert Lynrose Gilbert 344 NW Heather St. Port Saint Lucie, FL 34983	TENANT 206 Hialeah Avenue Ft. Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please remove caution cones, tools, boxes, generator, tent and all other miscellaneous items located under the carport and behind the back of the house.

RECOMMENDATION:

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

Form ReviewForm Started By: Isaac Saucedo
Final Approval Date: 09/22/2017

Started On: 08/29/2017 11:42 AM

Special Magistrate Ross Hearing

5.I.

Meeting Date: 10/18/2017

Re: Case # 17 - 1045 - 1011 Boston Avenue

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

Information

SUBJECT:

17-1045	1011 Boston Avenue	Deese, Kevin J & Heather L	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 25, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Kevin J & Heather L Deese 1011 Boston Avenue Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 22-22(s): (a – e) – Basic Zoning Districts – Conditional Uses
Section(s): 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

1. The Short Term Rental is not permitted without a conditional use within the R4 District.
2. Please contact the City Clerk’s Office at 772-467-3053 to obtain a Business Tax concerning the Short Term Rental for your property.

RECOMMENDATION:

1. The City requests if the Special Magistrate finds the violator has conducted short term rentals and that they have already commenced and are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed.
2. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately.
3. Additionally, if rentals continue without a business tax receipt, that all utilities to the property be suspended.

Form Review

Form Started By: Andy Avery
Final Approval Date: 09/22/2017

Started On: 08/25/2017 02:40 PM

Special Magistrate Ross Hearing

5.J.

Meeting Date: 10/18/2017

Re: Case # 17-1670 - 119 Indian Hills Dr.

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

Information

SUBJECT:

17-1670	119 Indian Hills Dr.	Patterson, Steven R	Isaac Saucedo
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CASE INFORMATION:

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

VIOLATOR: Steven R Patterson 370 E Midway Road Ft. Pierce, FL 34982	TENANT: 119 Indian Hills Drive Ft. Pierce. FL 34982
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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 (11) – Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please remove all buckets, ladders, tools, generator, storage bins and all other miscellaneous items located under carport.
2. Please remove all indoor furniture located under carport.

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

Started On: 08/29/2017 02:27 PM

Final Approval Date: 09/22/2017

Special Magistrate Ross Hearing

5.K.

Meeting Date: 10/18/2017

Re: Case # 17-1838 - 1106 S Ocean Drive

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

Information

SUBJECT:

17-1838	1106 S Ocean Drive	Kareem, Ayesha	Heather Debevec
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CASE INFORMATION:

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

VIOLATOR: Ayesha Kareem 5141 Hawkhurst Ave Southwest Ranches, FL 3331	
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VIOLATIONS:

Sections(s) 22-22 (C) - Allowed Uses
 Section(s) 9-27 (B) - Doing Business without a Tax

CORRECTIVE ACTIONS:

1. Obtain a conditional use permit.
2. Obtain a Business Tax Receipt through the City of Fort Pierce.

RECOMMENDATION:

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

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

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

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 10/06/2017

Started On: 09/22/2017 11:10 AM

Special Magistrate Ross Hearing

5.L.

Meeting Date: 10/18/2017

Re: Case # 17-1463 - 603 N 8th Street

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

Information

SUBJECT:

17-1463	603 N 8th Street	Gilbert, Roland & Lynrose	Heather Debevec
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CASE INFORMATION:

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

OWNER: Ronald & Lynrose Gilbert 603 N 8th Street Ft. Pierce, FL 34950	Occupied By: Daisy Chincilla 603 N 8th Street Ft. Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Remove the dining chair and filing cabinet from the yard.

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 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/06/2017

Started On: 09/22/2017 11:22 AM

Special Magistrate Ross Hearing

5.M.

Meeting Date: 10/18/2017

Re: Case # 17-1526 - 2021 Golfview Ct

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

Information

SUBJECT:

17-1526	2021 Golfview Ct	Cumerma, Cesar & Roberto	Isaac Saucedo
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CASE INFORMATION:

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

VIOLATOR: Cesar Cumerma Roberto Cumerma 3746 Whiteway Dairy Rd Fort Pierce, Fl 34947	TENANT 2021 Golfview Court Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s) - 5-368 (1) (4) - Property Maintenance
Section(s) - . 22-187 (13) (a)(b) - General landscaping requirements.

CORRECTIVE ACTIONS:

1. Please repair/replace missing window. A permit may be required. If you have any questions, please contact the building department at (772)467-3000.
2. Please paint where chipping or deterioration has occurred.
3. Please plant sod in areas where grass has deteriorated.

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: 09/25/2017

Started On: 08/15/2017 04:23 PM

Information

SUBJECT:

16-2208	907 Citrus Avenue	Mulgrew, Shane	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 16, 2016	Type of Presentation:	Stop Fines / Massey
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OWNER:

VIOLATOR: Shane Mulgrew 214 Southern Avenue Ft. Pierce, FL 34950	
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VIOLATIONS:

- Section: 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 309.1 Infestation
- IPMC 403.2 Bathrooms and Toilet Rooms Ventilation
- IPMC 504.1 Plumbing Fixtures
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 602.2 Residential Heat Supply
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 704.2.1 Smoke Alarms

FINDINGS/ORDER:

1. February 15, 2017: Special Magistrate found Shane Mulgrew responsible for the above referenced violations and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. April 18, 2017: An inspection was made, the property was not in compliance, the fines began.
2. September 1, 2017: Received letter from Daria Ryan (the violator's sister) requesting a hearing to stop the fines and allow her time to comply the violations.
3. The fines are as of the date 9/27/2017 \$16,220.00 (\$20.00 recording fees) and accumulating daily at \$100.00.

RECOMMENDATION:

To be determined.

Attachments

Request
Property Card
Order
Aff of Non Comp
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/06/2017

Started On: 09/27/2017 08:39 AM

August 28, 2017

City of Fort Pierce
Code enforcement
100 North US1
Fort Pierce, FL 34950\

RECEIVED
SEP 01 2017
Building Department

Property address: 907 Citrus Ave
Case # 16-2208

Dear City of Fort Pierce,

I received a letter stating that the above address was under violation of the building code. The property belongs to my brother, Shane Mulgrew. I am his POA, as of July 2017, due to his short term memory loss and dementia. He is currently residing in a mental health facility in Fort Pierce.

I am requesting a hearing to stop the fines. I live in Ohio so when I talked with Sean Coss he stated that we might be able to do this by phone.


I know my brother had renters, really squatters, in the home that he was trying to evict. Although the home was not ideal, the people abused it and even tore out the air conditioner, and broke windows.

I know you sent out the 1st notice in Sept. 2016. I am not sure that my brother ever received the letter due to his broken mailbox. Since the mailbox was in such bad condition the post office started returning all mail. It wasn't until I notified them in July 2017 that they could forward all mail to me here in Ohio.

I have contacted a couple of building contractors today and awaiting word from them if they will be available to bring the house up to code.

You can reach me at 513.774.9515
My email: hoverpwr@aol.com
My address is Daria Ryan
2695 Columbia Trail
Loveland, OH 45140

Thank you for helping with the hearing to stop the fines.

Sincerely,

Daria Ryan

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

Rtqrgrtv{ #f g p v h e c v i q p

Site Address: 907 CITRUS AVE
Map ID: 24/10S
Parcel ID: 2410-706-0079-000-6
Zoning: R3
Account #: 23616
Use Type: 0100
Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Q y p g t u j k r

Shane Mulgrew
214 Southern Ave
Fort Pierce, FL 34950

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

PARKWAY PLACE LOT 82 (MAP 24/10E) (OR 3185-238)

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

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

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$22,400	\$19,118	2017	\$22,400	\$19,118	\$0	\$19,118
Exemptions: \$0	Taxable: \$19,118	2016	\$19,900	\$17,380	\$0	\$17,380
		2015	\$15,800	\$15,800	\$0	\$15,800

U c r g # k k u v t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-02-2010	3185 / 0238	0001	WD	Williams,Shell	\$20,000
01-01-1900					\$0

R t k o c t { # e w k r l p i # p h o h t o c v i q p

Finished Area of this building: 1,640 SF
Gross Area of this building: 1,640 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD
Year Built: 1938 Frame: Grade: D Effective Year: 1948
Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



V q v c n # d t g c u

Finished/Under Air (SF):	1,640
Gross Area (SF):	1,640
Land Size (acres):	0.15
Land Size (SF):	6,504
Total Building Count:	1

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

Type	Qty	Units	Year Blt
Driv-Concret	1	300	1938
UTILITY AVG	1	140	1999
CHAINLINK 6'	1	100	2011
WOOD FEN 6'	1	10	2011

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-2208

Violator: SHANE MULGREW
214 SOUTHERN AVE
FT PIERCE, FL 34950

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPMC 108.1.1 Unsafe Structure, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 304.13 Windows, Doors & Frames, IPMC 304.13.1 Glazing, IPMC 305.3 Interior Surfaces, IPMC 305.4 Walking Surfaces, IPMC 309.1 Infestation, IPMC 403.2 Bathrooms & Toilet Room Privacy, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 602.2 Residential Heat Supply, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 704.2.1 Smoke Alarms

Property Address: 907 CITRUS AVE
Tax ID #: 2410-706-0079-000/6
Legal Description: PARKWAY PLACE LOT 82 (MAP 24/10E) (OR 3185-238)

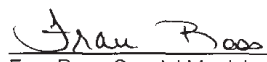
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 15, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that SHANE MULGREW failed to install smoke alarms as required; replace damaged and missing faceplates on electrical outlets and switches; install door sweeps and weather stripping on both exterior doors; replace all broken window glazing; repair or replace all damaged window hardware; treat the property for infestation of roaches, rats, and termites; eliminate the exposed electric in the front room (electrical tape is not an appropriate safeguard; repair or replace the ventilation fan in the bathrooms; seal all holes in the walls and ceilings to prevent the entry of insects and rodents; replace the HVAC system (heat is required in the structure) repair the leaking piping in the laundry room, replace broken tiles, replace all sagging or otherwise damaged acoustical ceiling tiles; repair or replace the framing for the acoustical ceiling if necessary in violation of the Code of Ordinances as specified above, on property located at the above described location.

Accordingly it is ORDERED as follows:

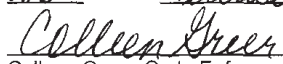
1. The above named violator failed to appear and is deemed to have admitted guilt.
2. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
3. In the event the violation 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 \$100.00.
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 22nd day of February, 2017 **nunc pro tunc**
February 15, 2017.



Fran Ross, Special Magistrate

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

22nd DAY OF February 2017.


Colleen Greer, Code Enforcement Clerk

C0070592



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 907 CITRUS AVE

CASE NO: 16-00002208

IN THE MATTER OF: SHANE MULGREW
214 SOUTHERN AVE
FT PIERCE, FL 34950

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 February 22, 2017 nunc pro tunc February 15, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.1, IPMC 108.1.3, IPMC 304.13, IPMC 304.13.1, IPMC 305.3, IPMC 305.4, IPMC 309.1, IPMC 403.2, IPMC 504.1, IPMC 506.2, IPMC 602.2, IPMC 605.1, IPMC 605.2, IPMC 704.2.1 of the Code of the City of Fort Pierce, Florida, as of this date: April 18, 2017.

In accordance with the Order of Violation recorded in Book 3966 Page 190, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 18th day of February, 2017.



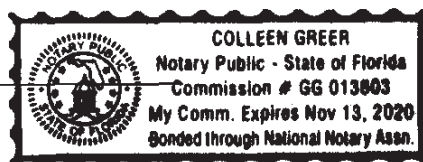
Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 19th day of April, 2017.



NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 16-2208

Address: 907 Citrus Avenue

Date: October 18, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Still in violation. Power of Attorney has begun getting quotes for repairs.

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

Information

SUBJECT:

15-1199	1803 S 27th Street	Villanova, Raymond Kalidonis, George	Shaun Coss
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CASE INFORMATION:

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

OWNER:

OWNER: George Kalidonis Raymond R Villanova 5061 N A1A Apt. 302 Ft. Pierce, FL 34949	OCCUPIED BY:
--	--------------

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
IPMC 108.1.2 Unsafe Equipment
IPMC 309.1 Infestations
IPMC 603.1 Mechanical Equipment
IPMC 605.1 Electrical Equipment
IPMC 605.2 Electrical Receptacles
IPMC 704.1 Fire Protection Systems

FINDINGS/ORDER:

November 4, 2015 Special Magistrate Blandino gave the property owner 60 days to obtain a permit and comply with all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

April 14, 2016 an inspection was made, the violations were not in compliance, the fines began.
August 30, 2017 an inspection was made, the violations were now in compliance, the fines stopped.
October 2, 2017 received request for fines reduction/rescindment from Raymond Villanova.

RECOMMENDATION:

Total amount of fines \$50,330.00 (\$30.00 recording fees).

To be determined.

Attachments

Tax Card

Request

Order

Aff of Non Comp

Aff of CM

3 Criteria

Administrative Fees

Form Review

Form Started By: Colleen Greer

Started On: 10/04/2017 02:18 PM

Final Approval Date: 10/06/2017

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

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

Site Address: 1803 S 27th ST
 Map ID: 24/17S
 Parcel ID: 2417-803-0028-000-3
 Zoning: R3
 Account #: 27152
 Use Type: 0100
 Sec/Town/Range: 17/35S/40E
 Jurisdiction: Fort Pierce

Q y p g t u j k r

Ngicr# g u e t k r v a p

George Kalidonis
 Raymond R Villanova
 5061 N A1A Apt 302
 Fort Pierce, FL 34949

SUNRISE TERRACE BLK 2 LOT 4 (OR 616-965)

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

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

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$56,600	\$34,001	2017	\$56,600	\$34,001	\$0	\$34,001
\$0	\$34,001	2016	\$31,300	\$30,910	\$0	\$30,910
		2015	\$28,100	\$28,100	\$0	\$28,100

U c r g # k k u v t {

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-29-1988	0616 / 0965	XX01	WD		\$100

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

Finished Area of this building: 792 SF
 Gross Area of this building: 1,218 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HC-
 Year Built: 1987 Frame: Grade: C- Effective Year: 1987
 Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



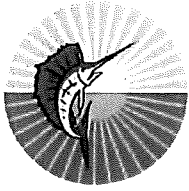
V q v c n # t g c u

Finished/Under Air (SF):	792
Gross Area (SF):	1,218
Land Size (acres):	0.16
Land Size (SF):	7,000
Total Building Count:	1

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

Type	Qty	Units	Year Blt
UTILITY FAIR	1	28	
Driv-Concret	1	500	

This information is believed to be correct at this time but it is subject to change and is not warranted.
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THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	Oct 2, 2017		
Property address:	1803 S 27th ST		
Owner(s) of record:	RAYMOND VILLANOVA & George Kalidonis		
Mailing address:	2908 Oleander Blvd, Ft Pierce, FL 34982		
Property tax ID #:	2417-803-0028-000/3		
Original purchase date:	1985	Original purchase price:	50,000
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	RAYMOND VILLANOVA	Relationship to owner(s)	owner
Telephone #:	772-940-6654	Mobile phone #:	772-940-6654
E-mail:	rayvillan@atl.com	Preferred contact method:	email/phone
What are owner(s) intentions for property:	leasing as single family		
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 \$ 50 330
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 50 330
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

Raymond Villanova Oct 2, 2017 RAYMOND VILLANOVA
 Signature of Owner or Representative Date Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1803 S 27th St
Property Owner: Raymond Villanova & George Kalidonis
Mailing Address: 2908 Oleander Blvd, Ft Pierce, FL 34982
Telephone #: 772-940-6654 Cell Phone #: 772-940-6654
E-Mail Address: rayvillan@aol.com
Is the property in compliance? Yes If no, please explain in the narrative of your request.

I, **Raymond Villanova**, 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.

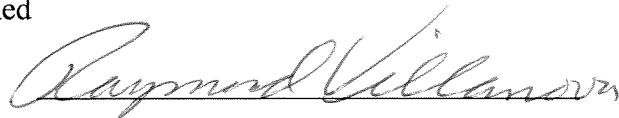
This matter was thought to have been resolved in May 2016, as all noted violations were corrected. Communications between the building department inspector and the tenant, who initiated this complaint, never occurred, as planned and therefore the final inspection did not take place. As mentioned in the June 4, 2016 correspondence with Code Enforcement, we were under the impression that the case was either completed or about to be finalized at this time because the property was in compliance at this time.

Since the violations were corrected and the tenant was to speak to the inspection and get a satisfactory report, we thought the case was closed. Then many months later the inspection approached me explaining that was not the situation and that fines were accruing. We immediately made arrangements with the tenant and building department for a successful inspection.

Attached: Code letters: June 4, 2017 , Sept. 20, 2017

Date: October 2, 2017

Signed



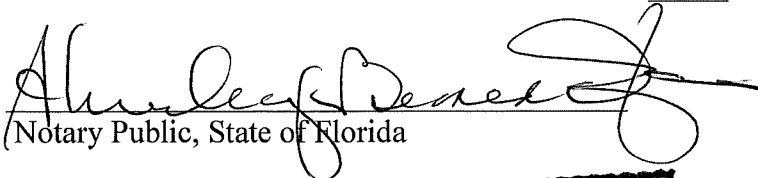
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

Raymond Villanova who acknowledged before me that the information contained herein is true and correct. He is personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 02 day of October 2017



Notary Public, State of Florida



Raymond R. Villanova

CRC 1327518 CCC 1327240

09/20/17

Property Address: 1803 S. 27th St.
Tax Id#: 2417-803-0028-000/3

Re: Case # 15-1199

Fort Pierce Code Enforcement
100 N. US 1
Ft. Pierce, FL 34950

Dear Sirs/Madams:

In response to your September 5, 2017 letter and Special Magistrate notice, we can only object to any fines or liens imposed against this property. There should be no fines levied here because the violations were corrected several months ago or shortly after we were served with the code violation notices.

This entire matter was initiated by a disgruntled tenant, who thought it best to use the City of Ft. Pierce Building Department and Code Enforcement as a tool of get back at their landlord. They complained to Code about certain matters that were never brought to our attention for repair and requested an inspection of the interior. This led to several minor infractions in the household.

We were served notice and quickly corrected the problems, but the tenant made it difficult for us to get an final inspection with the building department. On several occasions we would set dates and they would either not be home or lock us out.

It got so difficult to inspect and close the file, that in June 2016 (attached) a letter was written to the Special Magistrate explaining this situation. The inspector was to contact the tenant and make some arrangement for inspection. Since we corrected the violations and did not hear back from Code or Building it was assumed the matter was over.

Then several months later a building inspector pointed out to me that the file was still open and that fines were accruing. Again we contacted tenant to request an interior inspection and had difficulty in scheduling it during working hours since she was only home in the evening.

2908 Oleander Blvd.
Ft. Pierce, FL 34982
772-940-6654
rayvillan@aol.com

RECEIVED
SEP 21 2017
CODE ENFORCEMENT
CITY OF FT. PIERCE
mcg

Raymond R. Villanova

CRC 1327518 CCC 1327240

Finally in September 2017, the tenants mother was living there in the day and the inspection was scheduled and passed.

From the inset, we cooperated with code and building to help resolve this case, but the tenant did not, therefore there should be no fines or liens filed against the property.

Thank you for your understanding.

Regards,



Raymond R. Villanova
George Kalidonis

Enclosure: letter 6 4 16

2908 Oleander Blvd.
Ft. Pierce, FL 34982
772-940-6654
rayvillan@aol.com

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

SM CASE # 15-1199

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 108.1.2 Unsafe Equipment, IPCM 309.1 Infestations, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 704.1 Fire Protection Systems

Violator: GEORGE KALIDONIS
RAYMOND R VILLANOVA
5061 N A1A APT. 302
FT PIERCE, FL 34949

Property Address: 1803 S 27TH ST Tax ID #: 2417-803-0028-000/3
Legal Description: SUNRISE TERRACE BLK 2 LOT 4 (OR 616-965)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 04, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that GEORGE KALIDONIS & RAYMOND R. VILLANOVA failed to repair or replace all damaged electrical outlets, install all missing electrical faceplates, secure the loose a/c register, repair or replace all smoke alarms, make all necessary repairs to the electrical connection for the air handler, obtain pest control services for the structure or obtain certification from a properly licensed pest control operator that treatment is not necessary in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to come into compliance or 60 days to obtain a permit and comply with all conditions of the permit hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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

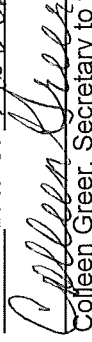
DONE AND ORDERED this 24 **day of** November, 2015.



Frank Blandino, Special Magistrate

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

5th DAY OF November 20 15.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4129476 11/06/2015 at 10:04 AM
OR BOOK 3805 PAGE 2850 - 2850 Doc Type: ORD
RECORDING: \$10.00

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

**AFFIDAVIT OF NON-COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

Book: 3805

Page: 2850

Case No: 15-00001199

IN THE MATTER OF:

1803 S 27TH ST
PROPERTY ADDRESS

GEORGE KALIDONIS
RAYMOND R VILLANOVA
5061 N A1A APT. 302
FT PIERCE, FL 34949

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated November 05, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.2, IPMC 309.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of the 14TH day of APRIL, 2016.

*Start
Fines*


Shaun Coss, Building Department Investigator

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4180162 04/15/2016 at 08:48 AM
OR BOOK 3857 PAGE 2112 - 2112 Doc Type: AFF
RECORDING: \$10.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 14th day of April, 2016.


NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

JOSEPH E. S. CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4349255 09/15/2017 10:05:14 AM
 OR BOOK 4040 PAGE 2619 - 2619 Doc Type: AFF
 RECORDING: \$10.00

AFFIDAVIT OF COMPLIANCE

RE: 1803 S 27TH ST
 CASE NO: 15-00001199

IN THE MATTER OF: GEORGE KALIDONIS
 RAYMOND R VILLANOVA
 5061 N A1A APT. 302
 FT PIERCE, FL 34949

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 November 05, 2015, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.2, IPMC 309.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of this date: August 30, 2017.

_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3857 Page 2112. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 30th day of August, 2017.



 Shaun Coss, Building Department Investigator

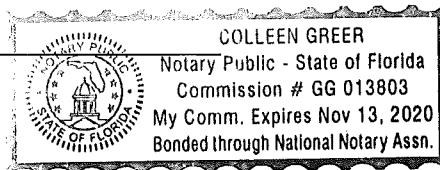
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 5th day of September, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-1199

Address: 1803 S 27th Street

Date: October 18, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE?

The owner, who is the general contractor also, made all of the repairs.

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? several

Administrative Cost Estimator

10/6/2017

Property Address: 1803 S 27th Street (15-1199)

Date case originated: 7/27/2015

Date case complied: 8/30/2017

Total time: 25 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>25</u>	\$1,250.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

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

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

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

Total Estimated Cost: \$1,938.74

Information

SUBJECT:

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

Case Initiated:	July 21, 2016	Type of Presentation:	Massey Hearing
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OWNER:

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

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

January 4, 2017 Special Magistrate Blandino found St. Nicholas Greek Orthodox Church, Inc. responsible for the violations and gave them 60 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day would be assessed.

ACTION DATES:

June 5, 2017 an inspection was made, the violations were not in compliance, the fines began.
June 16, 2017 received a request for extension of time from Jim Crist
August 2, 2017 Special Magistrate Ross approved the extension of time. She also stopped the fines as of June 16, 2017.
August 25, 2017 an inspection was made, the violations are now in compliance.

The total amount of fines accrued are \$580.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

0
Aff of Non Comp
Request

Order
Aff of CM
3 Criteria
Req Reduction

Form Review

Form Started By: Colleen Greer

Started On: 10/05/2017 11:29 AM

Final Approval Date: 10/10/2017



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

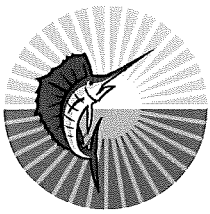
I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

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 25th 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 5th day of June, 2017.



Shaun Coss, Building Department Investigator

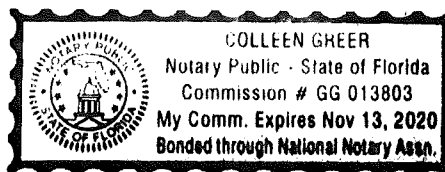
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 9th 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.**

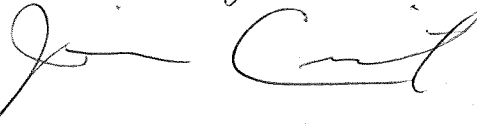
If you should have any questions, please contact our office at (772) 467-3149.

Sincerely,


Colleen Greer
Code Enforcement Clerk

I please ~~for~~ request more time to take care of this matter. I spoke with Shaun Coss regarding this matter on Friday June 16th, 2017.

Thank you,



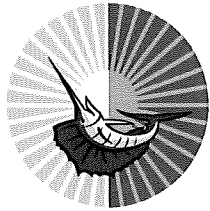
File Name: C0072221

C. #: 772-370-4024

email: jimcrst@yahoo.com

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

*1ST WED.
IN AUG.*



THE SUNRISE CITY

FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-1756

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

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

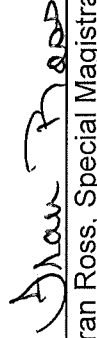
RE: Violation of Section(s): 5-1.105.1 Permit Required

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on August 2, 2017, upon request of the Respondent ST NICHOLAS GREEK ORTHODOX CHURCH, contained in said Respondent's letter dated June 16, 2017, for an extension of time within which to comply with the Order Determining Violation dated January 4, 2017, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly it is ORDERED as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated January 4, 2017 is hereby approved allowing time for permit to be issued and inspected. The fines will stop reverting back to June 16, 2017.
2. Once the permit is issued and all conditions of permit is in compliance the Respondent may request another hearing before the Special Magistrate to address the fines that have accumulated. To date the fines are \$550.00.
3. In the event the violation is not remedied the fines will begin again as of date of this order 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.

DONE AND ORDERED this 4th day of August, 2017, *nunc pro tunc*
August 2, 2017.



Fran Ross, Special Magistrate

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

4th DAY OF August, 2017.



Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4337993 08/04/2017 02:12:15 PM
OR BOOK 4028 PAGE 513 - 513 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT *Florida*

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4349254 09/15/2017 10:05:14 AM
 OR BOOK 4040 PAGE 2618 - 2618 Doc Type: AFF
 RECORDING: \$10.00

AFFIDAVIT OF COMPLIANCE

RE: 2525 S 25TH ST
 CASE NO: 16-00001756

IN THE MATTER OF: ST NICHOLAS GREEK ORTHODOX CHURCH
 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 now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: August 25, 2017.

_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4006 Page 1791. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 31st day of August, 2017.



 Shaun Coss, Building Department Investigator

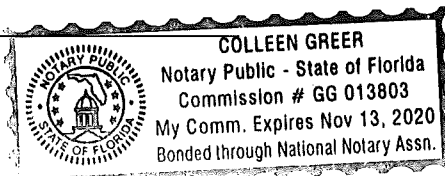
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 5th day of September, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 16-1756

Address: 2525 S 25th Street

Date: October 18, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: minor

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Owner hired a contractor to pull the permit, correct the installation and obtain an approved final inspection.

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



RECEIVED
 OCT 09 2017
 CODE ENFORCEMENT
 CITY OF FT. PIERCE

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

Date:	OCTOBER 9, 2017		
Property address:	2525 S. 25 th ST.		
Owner(s) of record:	ST. NICHOLAS GREEK ORTHODOX CHURCH		
Mailing address:	2525 S. 25 th ST.		
Property tax ID #:	2420 141 0002 0004		
Original purchase date:		Original purchase price:	
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	FR. JOHN MAMANGAKIS	Relationship to owner(s)	
Telephone #:	772-464-7194	Mobile phone #:	
E-mail:	stnickftp@aol.com	Preferred contact method:	
What are owner(s) intentions for property:			
Are there current code violations?	<input 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 \$ 580.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 580.00
 DOLLAR AMOUNT I AGREE TO PAY \$ _____

Rev. John P. Mamangakis 10/9/17
 Signature of Owner or Representative Date

Rev. John P. Mamangakis
 Printed Name

I, Rev. John Mamangakis, 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:

Our parishioners recognized that our trash holding area was in need of improvement. Frequent complaints led to one of the parishioners taking the initiative to construct a new concrete pad for our dumpster.

Once our parish was made aware that we had not sought prior approval nor had the improvement been made properly, we corrected the area.

Based upon local regulations, we installed a new pad consistent with the standard.

I regret the unintentional violation of regulations and our Parish Council was informed of the need for closer supervision.

Date: October 9, 2017

Signed:

Rev. John Mamangakis

Print Name:

Rev. John Mamangakis

STATE OF FLORIDA

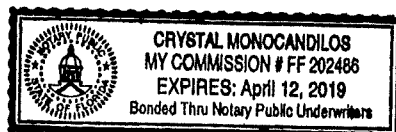
COUNTY OF ST. LUCIE

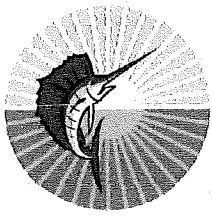
PERSONALLY APPEARED before me, the undersigned authority Rev. John Mamangakis who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 9th day of October, 2017.

Crystal Monocandilos

Notary Public, State of 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: 2525 ~~W~~ 25th ST.

Property Owner: ST. NICHOLAS GREEK ORTHODOX CHURCH

Mailing Address: 2525 S. 25th ST.

Telephone #: 464-7194 Cell Phone #: _____

E-Mail Address: _____

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

Information

SUBJECT:

15-1112	3794 Oleander Avenue	Faith Baptist Church of FP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 15, 2016	Type of Presentation:	Contest Fines - Massey
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OWNER:

OWNER: Faith Baptist Church of FP 3607 Oleander Avenue Ft. Pierce, FL 34982	OCCUPIED BY: Faith Baptist Church of FP 3794 Oleander Avenue Ft. Pierce, FL 34982
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

November 4, 2015 Special Magistrate Blandino found Faith Baptist Church of FP responsible for the violation(s) and gave them 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

January 6, 2016 an inspection was made, the violations were not in compliance, the fines began.
January 27, 2016 received a letter from Dr. Ron Hodge, Pastor requesting an extension of time.
March 2, 2016 Special Magistrate Blandino ordered a 60 day extension of time to comply. He stopped the fines as of January 29, 2016.
June 1, 2016 another 60 day extension was ordered.
September 7, 2016 an extension was ordered that the violation be completed by October 5, 2016 or the fines would be re-started.
October 5, 2016 the violations were not in compliance, the fines were re-started.
September 6, 2017 received a letter from Dr. Ron Hodge, Interim Missionary Pastor contesting the amount of the fines and the affidavit of non-compliance.

RECOMMENDATION:

The fines are as of this date, 10/5/2017, \$38,850.00 (\$50.00 recording fees) accruing at \$100.00 per day.

To be determined.

Attachments

Order
Aff of Non Comp
Request
Order
Order
Order
Aff of Non Comp
Request
Fines
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/06/2017

Started On: 10/05/2017 01:38 PM

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

SM CASE # 15-1112

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

Violator: FAITH BAPTIST CHURCH OF FP
3607 OLEANDER AVE
FT PIERCE, FL 34982

Property Address: 3794 OLEANDER AVE Tax ID #: 2434-601-0064-000/0
Legal Description: KELLEM'S S/D FROM NW COR OF LO T 16 RUN S ALG W LI OF LOT 16
12 FT, TH E // WITH N LI OF LO T 16 40 FT TO POB, TH CONT E O N N LI OF LOT 16
271.80 FT, TH

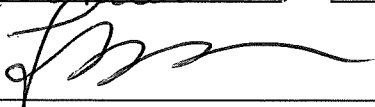
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 04, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that FAITH BAPTIST CHURCH OF FP failed to obtain proper permits for repair of walls, electrical work, and changing building usage from a business to an assembly hall in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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

DONE AND ORDERED this 5th day of November, 20 15.



Frank Blandino, Special Magistrate

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

5th DAY OF November 2015.

Colleen Greer

Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4129468 11/06/2015 at 10:03 AM
OR BOOK 3805 PAGE 2842 - 2842 Doc Type: ORD
RECORDING: \$10.00

**AFFIDAVIT OF NON-COMPLIANCE
SPECIAL MAGISTRATE
FORT PIERCE, FLORIDA**

Book: 3805
Page: 2842

Case No: 15-00001112

IN THE MATTER OF:

3794 OLEANDER AVE
PROPERTY ADDRESS

FAITH BAPTIST CHURCH OF FP
3607 OLEANDER AVE
FT PIERCE, FL 34982

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4148100 01/07/2016 at 03:28 PM
OR BOOK 3825 PAGE 228 - 228 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated November 05, 2015, 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 the 6 day of January, 2016.

*Start
Fines*



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 7th day of January, 20 16.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

RECEIVED

JAN 27 2016

CODE ENFORCEMENT
CITY OF FT. PIERCE

3794 Oleander Avenue

Fort Pierce, Florida 34982

772 461-3607

myfocusonfaith.com

Dr. Ron Hodge, Pastor

January 27, 2016

City of Fort Pierce
Code Enforcement Division
P. O. Box 1480
Fort Pierce, FL 34954

Attention: Shaun Coss

RE: 3794 Oleander Avenue Building Permit Order

Dear Shaun:

I am writing to explain the circumstances concerning the building permits for the project for Faith Baptist Church at 3794 Oleander Avenue, Fort Pierce. We were given a 60-day notice to acquire the permits on November 5, 2015.

We have had several things delay us :

1. The church is going through intense financial difficulty during this time.
2. Therefore, we are depending on volunteer help to draft the plans for us.
3. In addition to that, we have been hit with physical problems in my family which has delayed progress because of my absence.
4. Also during this time (November-December), we have had the Holiday season that occupied our volunteer architect, as he was scheduled out of town for at least four weeks.

We are now back on track and are moving forward as quickly as we can under the circumstances. I am the Interim Pastor of this Church on a volunteer basis and travel between our offices in West Virginia and Fort Pierce in an effort to help them recover from what they have been through.

I would ask that we be given an extension of 90 days to get this job done under these extenuating circumstances.

Thank you for your consideration.

In His Service

A handwritten signature in black ink that reads "Ron Hodge".

Dr. Ron Hodge, Pastor
Philemon Verse Six

RH/cb

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

SM CASE # 15-1112

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

Violator: FAITH BAPTIST CHURCH OF FP, 3607 OLEANDER AVE, FT PIERCE, FL 34982

Property Address: 3794 OLEANDER AVE

Tax ID #: 2434-601-0064-000/0

Legal Description: KELLEM'S S/D FROM NW COR OF LO T 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LO T 16 40 FT TO POB, TH CONT E O N N LI OF LOT 16 271.80 FT, TH

ORDER ON RULE 16 HEARING

THIS CAUSE came before the Special Magistrate on March 2, 2016, upon the request of the Violator, Faith Baptist Church of FP pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated November 4, 2015 in this cause regarding the above-described real property (the "real property") and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:

A. Although the Respondent may have corrected certain violations described in the prior Order, they have not corrected all violations; and, with the real property not yet coming into compliance, the total amount of the fine accruing under the prior Order is \$2,320.00 (\$20.00 recording fees) as of January 29, 2016.

B. The Respondent indicates that they intend to take steps to correct the remaining violations and they should be provided with a reasonable time (60 days) within which to do so; and there appears to be mitigating circumstances associated with the accrual of the fine under the prior Order. Accordingly, it is


ORDERED as follows:

1. The Respondent is granted a reasonable extension of time (60 days) within which to correct the remaining violations described in the prior Order, and, for purposes of this Order, a reasonable time period for such extension shall be considered that deemed appropriate by the Division of Code Enforcement of the City of Fort Pierce, Florida (the "Department") in its sole discretion; and the accrual of the fine under the prior Order is abated from the above referenced date of January 29, 2016 until further determination by the Special Magistrate at an appropriate hearing thereon.

2. The Respondent is responsible for notifying the Department promptly at (772) 467-3149 when, in the Respondent's view, the remaining violations have been corrected.

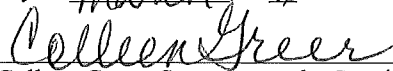
3. The Special Magistrate reserves ruling on the issues described in the initial paragraph of this Order, and the continuation of this hearing thereon shall be scheduled by the Department, with notice thereof to the Respondent, when the Department confirms that the Respondent has corrected the remaining violations or when the Department determines, after a reasonable time period has expired, that the Respondent has failed to correct said remaining violations.

DONE AND ORDERED this 3rd day of March, 2016,



Frank Blandino, Esquire, Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, FAITH BAPTIST CHURCH OF FP, 3607 OLEANDER AVE, FT PIERCE, FL 34982, Dr. Ron Hodge, Pastor, Faith Baptist Church, 3794 Oleander Avenue, Ft. Pierce, FL 34982, and to Steven R. McCain, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-1480, on this 3rd day of March, 2016.



Colleen Greer, Secretary to the Special Magistrate

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

SM CASE # 15-1112

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

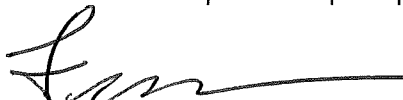
Violator: FAITH BAPTIST CHURCH OF FP
3607 OLEANDER AVE
FT PIERCE, FL 34982

Property Address: 3794 OLEANDER AVE Tax ID #: 2434-601-0064-000/0
Legal Description: KELLEM'S S/D FROM NW COR OF LO T 16 RUN S ALG W LI OF LOT 16
12 FT, TH E // WITH N LI OF LO T 16 40 FT TO POB, TH CONT E O N N LI OF LOT 16
271.80 FT, TH


ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on June 1, 2016, upon the request of the Respondent, Faith Baptist Church of FP, contained in said Respondent's request on April 28, 2016, for an extension of time within which to comply with the Order Determining Violation dated November 4, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly, it is **ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated November 4, 2015 is hereby approved.
2. In the event the violation is not remedied within 60 days after the date of this Order, pursuant to Section 162.09, Fla. Stat., a fine at a daily, cumulative rate of \$100.00 will continue.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 15, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3151, when the violation is corrected.


Frank Blandino, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
3rd DAY OF June, 2016.


Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4196643 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2493 - 2493 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

CASE #: 15-1112

Violator: FAITH BAPTIST CHURCH OF FP
 3794 OLEANDER AVENUE
 FT PIERCE, FL 34982

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4228225 09/09/2016 10:28:30 AM
 OR BOOK 3910 PAGE 2237 - 2237 Doc Type: ORD
 RECORDING: \$10.00

Property Address: 3794 OLEANDER AVENUE Tax ID #: 2434-601-0064-000-0
 Legal Description: KELLEM'S S/D FROM NW COR OF LO T 16 RUN S ALG W LI OF LOT 16 12 FT, TH E
 // WITH N LI OF LO T 16 40 FT TO POB, TH CONT E O N N LI OF LOT 16 271.80 FT, TH

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

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on September 7, 2016, upon request of the Respondent, FAITH BAPTIST CHURCH OF FP, for an additional extension of time within which to comply with the Order Determining Violation dated NOVEMBER 4, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. **Accordingly it is ORDERED** as follows:

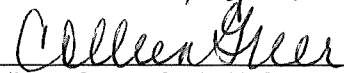
1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated NOVEMBER 4, 2015 is hereby approved and Respondent is to be on notice that this is the final extension.
2. In the event the violation is not remedied by the next hearing date, October 5, 2016 the fine pursuant to Section 162.09, Fla. Stat., will restart at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.

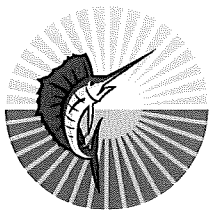
DONE AND ORDERED this 8th day of September, 2016.


 Frank Blandino, Esq., Special Magistrate

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

8th DAY OF September 2016.


 Colleen Greer, Code Enforcement Clerk



AFFIDAVIT OF NON-COMPLIANCE

RE: 3794 OLEANDER AVE

CASE NO: 15-00001112

IN THE MATTER OF: FAITH BAPTIST CHURCH OF FP
 3607 OLEANDER AVE
 FT PIERCE, FL 34982

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Code Enforcement Officer 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 September 08, 2016, 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: October 5, 2016.

In accordance with the Order of Violation recorded in Book 3910 Page 2237, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 13th day of October, 2016.

Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 13th day of October, 2016.

Colleen Greer
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
 MY COMMISSION # EE 216024
 EXPIRES: November 13, 2016
 Bonded Thru Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4241155 10/21/2016 10:08:28 AM
 OR BOOK 3924 PAGE 2309 - 2309 Doc Type: AFF
 RECORDING: \$10.00



3794 Oleander Avenue
 Fort Pierce, Florida 34982
 772 461-3607
 myfocusonfaith.com
 Dr. Ron Hodge, Pastor

September 6, 2017

Mrs. Colleen Greer
 Code Enforcement Clerk
 100 North U. S. 1
 Fort Pierce, FL 34950

3794 Oleander Ave
 Case # ~~17-0897~~
 15-1112
 Shaun

Dear Mrs. Greer:

This letter is in response to your letter of August 18, 2017.

First, we would like to contest the fine amount. We understood that the \$100 per day fine was to be assessed for the days the building was being used as a meeting place for the church. That would be Sunday and Wednesday. The balance of the week it continues to be used as a print shop as it has for the past 11 years.

Secondly, we do contest the finding of non-compliance as being inconsistent with the history of the use of the building since we purchased it in 2006. From the beginning, we have held vocational classes in the same area now used as our church meeting room.


Thirdly, we would ask that the church be granted a special period of grace to complete the required changes should they continue to be required, and here is why:

1. For over 50 years Faith Baptist Church has served the city of Fort Pierce and St. Lucie County.
2. Over the last five years I have personally met people from all walks of life who have been touched by the ministry of Faith Baptist Church.
3. The church for multiple reasons has gone through a very difficult time over the last several years, i.e.:
 - A. The real estate crash
 - B. The death of the pastor and founder of the church for many years
 - C. Multiple bouts with storm damage

We, as a missionary group, have been working with them to restore the ministry and have made great progress during the past five years. We have seen over \$4 million dollars of debt eliminated through the sale of equipment and land and the sacrificial giving of the remaining few people.

In short, Faith Baptist Church has been good to Fort Pierce and we now need your help. Thank you for your consideration of this matter.

In His Service,


 Dr. Ron Hodge, Interim Missionary Pastor
 Philemon verse six

RH/cb

Property Information

Address: 3794 OLEANDER AVE
 FT PIERCE, FL 34982
 Location ID: 27257
 TAX ID #: 2434-601-0064-000/0
 Alternate ID description:
 Zoning: I1 LIGHT INDUSTRIAL
 Subdivision:

Case General Information

Case status: FL FINES/ LIENS RUNNING
 Status date: 1/05/2016
 Case type: BV BUILDING VIOLATION
 Reported date: 7/15/2015
 Origination: IP INSPECTION
 Default inspector: SC Shaun Coss
 Credit balance: .00

Owner Information

Owner name: * NONE *
 Address:
 City:
 Phone: 0
 Notice:
 Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PERMIT REQUIRED	AC		1	7/15/2015	

Case Data

Description	Data

Active Inspections

Type	Insp ID	Schedule Date
FOLLOW UP (BLDG) INSPECTION	SC	3/05/2018

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
CF	CODE ENFORCE BD FINES - 1	2300.00	2300.00	.00	1/06/2016	1/29/2016	100.00	.00
C2	CODE ENFORCE BD FINES - 2	36500.00	36500.00	.00	10/05/2016		100.00	.00
N1	RECORD AFF OF NON-COMP	20.00	20.00	.00	1/07/2016		.00	.00
RV	RECORD ORDER OF VIOLATION	30.00	30.00	.00	1/07/2016		.00	.00
		38850.00	38850.00	.00				.00

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

Case No: 15-1112

Address: 3794 Oleander Avenue

Date: October 18, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: major

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Consulted with an engineer for drawings, no permits were ever obtained.

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

Special Magistrate Ross Hearing
Meeting Date: 10/18/2017

6.E.

Information

SUBJECT:

15-0737	5205-5211 Okeechobee Road	Public Storage Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 13, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Public Storage Inc. Dept. Pt FI 20216 P. O. Box 25025 Glendale, CA 91221	OCCUPIED BY:
---	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

September 16, 2015 the Special Magistrate found Public Storage Inc. responsible for the violation referenced above and gave them 30 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

June 29, 2016 an inspection was made, the violations were not in compliance, the fines began. August 31, 2017 an inspection was made, the violations were now in compliance, the fines stopped.

September 25, 2017 received letter from Pavel Lipkovich, Senior District Manager, Public Storage, requesting a hearing.

Total fines due are \$42,830.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order

Aff of Non Comp
Aff of CM
Fines
3 Criteria
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/11/2017

Started On: 09/28/2017 10:45 AM

RECEIVED

SEP 18 2017

CODE ENFORCEMENT
CITY OF FT. PIERCE

To Fort Pierce code Enforcement
September 6, 2017

REQUEST FOR REDUCTION OF CODE ENFORCEMENT FINES

:

City of Palm Beach Gardens


100 North US1
Fort Pierce,
FL, 34950
Attention: Colleen Greer
Code Enforcement Clerk

Dear Ms. Greer,

This letter is to ask you to schedule a hearing before the Special Magistrate to review and potentially reduce the fines in case #15-0737.

Both violation had been addressed prior to the second notice received by PS representatives, closed and work inspected by Mr. Coss, Investigator and case closed on 8/31/2017.

Sincerely,



Pavel Lipkovich | Senior District Manager
Public Storage – Trusted Nationwide Since 1972
Office: (904) 419-6142 | Fax: (904) 419-6144
plipkovich@publicstorage.com

PublicStorage.com [Blog](#) [Twitter](#) [Facebook](#) [LinkedIn](#)

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

SM CASE # 15-0737

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

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

Property Address: 5221 OKEECHOBEE RD Tax ID #: 2419-243-0006-000/1
Legal Description: 19 35 40 FROM INT OF W R/W MCNEIL RD AND S LI OF NW 1/4 RUN WALG
1/4 SEC LI 410.99 FT TO POB, TH CONT ALG SD LI 883.94 FT TO SW COR OF SE 1/4
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that PUBLIC STORAGE INC failed to obtain a permit prior to doing plumbing alterations including bathroom repairs, additional washing machines and washing stations 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 to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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


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



Fran Ross, Special Magistrate

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

17th DAY OF September 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4112326 09/18/2015 at 09:16 AM
OR BOOK 3789 PAGE 218 - 218 Doc Type: ORD
RECORDING: \$10.00

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

**AFFIDAVIT OF NON-COMPLIANCE
CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA**

Book: 3789

Page: 218

Case No: 15-00000737

IN THE MATTER OF:

5221 OKEECHOBEE RD
PROPERTY ADDRESS

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

I, Shaun Coss, have personally examined the property described in the Code Enforcement Board's order dated September 17, 2015, 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 the 29TH day of JUNE, 2016.

*Start
Fines*



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 29th day of June, 2016.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4212337 07/22/2016 09:00:44 AM
OR BOOK 3893 PAGE 464 - 464 Doc Type: AFF
RECORDING: \$10.00



AFFIDAVIT OF COMPLIANCE

RE: 5221 OKEECHOBEE RD
 CASE NO: 15-00000737

IN THE MATTER OF: PUBLIC STORAGE INC
 DEPT PT FL 20216
 PO BOX 25025
 GLENDALE, CA 91221

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4349252 09/15/2017 10:05:14 AM
 OR BOOK 4040 PAGE 2616 - 2616 Doc Type: AFF
 RECORDING: \$10.00

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 September 17, 2015, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: August 31, 2017

_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3893 Page 464. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 1st day of September, 2017.



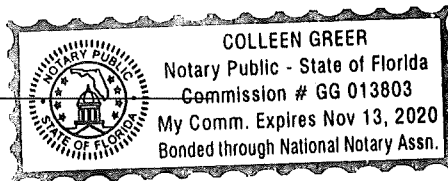
 Shaun Coss, Building Department Investigator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 5th day of September, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

Property Information

Address: 5221 OKEECHOBEE RD
 FT PIERCE, FL 34950
 Location ID: 19580
 TAX ID #: 2419-243-0006-000/1
 Alternate ID description: OKEECHOBEE RD
 Zoning: C3 GENERAL COMMERCIAL
 Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
 Status date: 6/29/2016
 Case type: BV BUILDING VIOLATION
 Reported date: 5/13/2015
 Originator: CC CITIZEN COMPLAINT
 Default inspector: SC Shaun Coss
 Credit balance: .00

Owner Information

Owner name: PUBLIC STORAGE INC
 Address: DEPT PT FL 20216
 PO BOX 25025
 GLENDALE, CA 91221
 City: Y
 Phone:
 Notice:
 Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PERMIT REQUI RED	AC		1	5/13/2015	

Case Data

Description Data

Active Inspections

Type Insp ID Schedule Date
 No scheduled inspections exist

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
A1	RECORD AFF OF COMPLIANCE	10.00	10.00	.00	9/05/2017		.00	.00
CF	CODE ENFORCE BD FINES - 1	42800.00	42800.00	.00	6/29/2016	8/31/2017	100.00	.00
N1	RECORD AFF OF NON-COMP	10.00	10.00	.00	7/11/2016		.00	.00
RV	RECORD ORDER OF VIOLATION	10.00	10.00	.00	7/11/2016		.00	.00
		42830.00	42830.00	.00				.00

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

Case No: 15-0737

Address: 5221 Okeechobee Road

Date: October 18, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: moderate

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? Permits were first obtain but then expired. The new district manager coordinated efforts to properly close out the permits.

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

Administrative Cost Estimator

10/11/2017

Property Address: 5221 Okeechobee Road (15-0737)

Date case originated: 5/13/2015

Date case complied: 8/31/2017

Total time: 27 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>3</u>	\$1.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>27</u>	\$1,350.00
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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: \$2,039.24