

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 1, 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**

0.

16-2381	2106 Avenue G	Charuvi, Mordehay	Shaun Coss
---------	---------------	-------------------	------------

A.

17-1984 PK	1 TBD	Bryan, Jaye	#8391 Saintilien
------------	-------	-------------	------------------

B.

17-1921 PK	1 TBD	Bozeman, David & Jessica	#4919 Montgomery
------------	-------	--------------------------	------------------

C.

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

D.

17-1991 PK	1 TBD	Allen, Nikita	#8540 Trinidad
------------	-------	---------------	----------------

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

17-1572	355 South Ocean Drive	Avalon Beach Club	Heather Debevec
---------	-----------------------	-------------------	-----------------

B.

17-1571	801 South Ocean Drive	Sea Pointe Towers of Ft. Pierce	Heather Debevec
---------	-----------------------	---------------------------------	-----------------

C.

17-1570	101 Mariner Bay Boulevard	Mariner Bay Association Inc	Heather Debevec
---------	---------------------------	-----------------------------	-----------------

D.

17-1569	1550 South Ocean Drive	Beach Villas Hutchinson Island Condominium Association Inc	Heather Debevec
---------	------------------------	--	-----------------

E.	17-1915	708 Delaware Avenue	Saint Louis, Eveline	Heather Debevec
F.	17-1846	807 Avenue G	Oakshire Holdings LLC	Heather Debevec
G.	17-0593	701 South Ocean Drive	Sun Development Tech LLC	Heather Debevec
H.	17-1824	421 North 10th Street	Dellepere (TR), Patricia	Heather Debevec
I.	17-1223	1601 Georgia Avenue	De Florio, David	Andy Avery
J.	17-1046	1218 S 11th Street	Arenas, Raul N	Andy Avery
K.	17-1670	119 Indian Hills Dr.	Patterson, Steven R	Isaac Saucedo

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

O.	16-2819	607 N 19th Street	Hartman, Ariel & Charuvi, Mordehay	Shaun Coss
A.	15-2219	104 Roselyn Avenue	Johnston, Barbara L	Shaun Coss
B.	15-2188	435 N 23rd Street	Greit LLC	Shaun Coss

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

8. **OTHER CASES**

A.	17-1865	210 Savannah Road	Heathcote Botancial Gardens	Cynthia Ricker
B.	17-2350	110 S Ocean Dr	Fort Pierce Inlet Beach Resort, LLC	Cynthia Ricker

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.

Information

SUBJECT:

16-2381	2106 Avenue G	Charuvi, Mordehay	Shaun Coss
---------	---------------	-------------------	------------

CASE INFORMATION:

Case Initiated:	October 12, 2016	Type of Presentation:	Massey Hearing
-----------------	------------------	-----------------------	----------------

OWNER:

OWNER: Mordehay Charuvi 400 NE 12th Ave Apt 504 Hallandale Beach, FL 33009	OCCUPIED BY:
--	---------------------

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
IPMC 304.13 Windows, Doors, & Frames
IPMC 304.18 Building Security
IPMC 605.1 Electrical Equipment
IPMC 605.2 Electrical Receptacles
IPMC 506.2 Sanitary Drainage System Maintenance

FINDINGS/ORDER:

March 8, 2017 the Code Enforcement Board found Mordehay Charuvi responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. May 8, 2017 an inspection was made, the violations were not in compliance, the fines began.
2. October 2, 2017 an inspection was made, the violations were now in compliance, the fines stopped.
3. October 24, 2017 received an email from Mr. Charuvi requesting a telephone conference and a reduction/rescindment form.
4. The accumulated fines are \$14,730.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Request
Order
Aff of Non Comp
Aff of CM
3 Criteria
Property Card
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/26/2017

Started On: 10/25/2017 08:38 AM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	10/23/2017				
Property address:	2106 AVENUE G FORT PIERCE, FL, 34950				
Owner(s) of record:	MORDEHAY CHARUVI				
Mailing address:	SHNEUR ZALHAN 36, HAIFA, ISRAEL, 3204502				
Property tax ID #:	2404-709-0013-000-6				
Original purchase date:	10/19/2015	Original purchase price:	37000 \$		
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:	MORDEHAY CHARUVI	Relationship to owner(s):	OWNER		
Telephone #:	97248225247	Mobile phone #:	9720556671231		
E-mail:	MORZ.FLA@YAHOO.COM	Preferred contact method:	E-MAIL PHONE		
What are owner(s) intentions for property:	TO SELL THIS PROPERTY				
Are there current code violations?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	51000	

EXTENDED CLOSING DATE 11/6/17

AMOUNT OF FINE

\$ 14730

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 14230

DOLLAR AMOUNT I AGREE TO PAY

\$ 500

Signature of Owner or Representative

10/23/17
Date

Printed Name

MORDEHAY CHARUVI



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 2106 AVENUE G FORT PIERCE FL 34950

Property Owner: MORDEHAY CHARUVI

Mailing Address: SHNEUR ZALMAN 36, HAIFA, ISRAEL, 3254502

Telephone #: 97248225247 Cell Phone #: 9720556671231

E-Mail Address: MORZFLA@YAHOO.COM

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



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-2381

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building; IPCM 304.13 Windows, Doors, & Frames; IPCM 304.18 Building Security; IPCM 605.1 Electrical Equipment; IPCM 605.2 Electrical Receptacles; IPCM 506.2 Sanitary Drainage System Maintenance.

Violator: MORDEHAY CHARUVI
400 NE 12TH AVE APT 504
HALLANDALE, FL 33009

Property Address: 2106 AVENUE G
Tax ID #: 2404-709-0013-000/6

Legal Description: AUGUSTA S/D BLK 1 LOT 13 (OR 1748-669)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4285252 03/09/2017 11:34:26 AM
OR BOOK 3971, PAGE 1143 - 1143 Doc Type: ORD
RECORDING: \$10.00

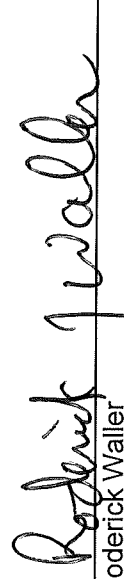
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on March 08, 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 MORDEHAY CHARUVI failed to replace all faulty window locks and hardware, replace all defective electrical receptacles, install proper faceplates, and correct all deficiencies with the drain line 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 Code Enforcement Board's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 9th day of March, 2017.


Roderick Waller
Code Enforcement Board Vice Chair

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

9th DAY OF March, 2017.


Colleen Greer, Code Enforcement Clerk



AFFIDAVIT OF NON-COMPLIANCE

RE: 2106 AVENUE G

CASE NO: 16-00002381

IN THE MATTER OF: MORDEHAY CHARUVI
 400 NE 12TH AVE APT 504
 HALLANDALE, FL 33009

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 Code Enforcement Board's order dated March 09, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 304.13, IPMC 304.18, IPMC 605.1, IPMC 605.2, IPMC 506.2 of the Code of the City of Fort Pierce, Florida, as of this date: May 8, 2017.

In accordance with the Order of Violation recorded in Book 3971 Page 1143, fines in the amount of \$100.00 shall commence on this date.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4308793 05/15/2017 03:10:10 PM
 OR BOOK 3996 PAGE 1537 - 1537 Doc Type: AFF
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 9th day of May, 2017.



 Shaun Coss, Building Department Investigator

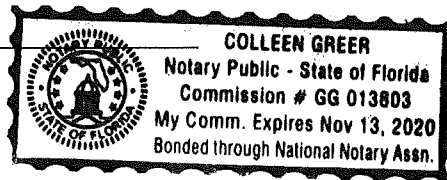
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 10th day of May, 2017.



 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 2106 AVENUE G
 CASE NO: 16-00002381

IN THE MATTER OF: MORDEHAY CHARUVI
 400 NE 12TH AVE APT 504
 HALLANDALE, FL 33009

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:

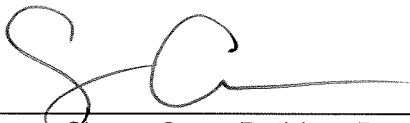
That I have personally examined the property described in the Code Enforcement Board's order dated March 09, 2017, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, IP{MC 304.13, IPMC 304.18, IPMC 605.1, IPMC 605.2, IPMC 506.2 of the Code of the City of Fort Pierce, Florida, as of this date: October 2, 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 3996 Page 1537. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of October, 2017.



 Shaun Coss, Building Department Investigator

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4362452 10/20/2017 01:47:39 PM
 OR BOOK 4055 PAGE 1966 - 1966 Doc Type: AFF
 RECORDING: \$10.00

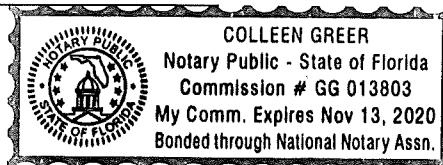
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 3rd day of October, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 16-2381

Address: 2106 Avenue G

Date: November 1, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: _____

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?

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? _____

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

Property Identification

Site Address: 2106 Avenue G
 Map ID: 24/04S
 Parcel ID: 2404-709-0013-000-6
 Zoning: R3
 Account #: 17313
 Use Type: 0100
 Sec/Town/Range: 04/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Mordehay Charuvi
 400 NE 12th AVE Apt 504
 Hallandale Beach, FL 33009

Legal Description

AUGUSTA S/D BLK 1 LOT 13 (OR 3800-941)

Current Values

Just/Market: \$27,100
 Exemptions: \$0
 Assessed: \$25,960
 Taxable: \$25,960

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$27,100	\$25,960	\$0	\$25,960
2016	\$23,600	\$23,600	\$0	\$23,600
2015	\$13,500	\$13,500	\$0	\$13,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-19-2015	3800 / 0941	0001	WD	Khan Imtiaz J	\$37,000
05-29-2014	3647 / 2410	0001	WD	21st Mortgage Corporation,	\$13,000
10-18-2013	3571 / 2401	0112	CT	Gage,Rudolph	\$1,000

Primary Building Information

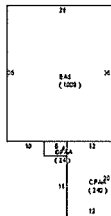
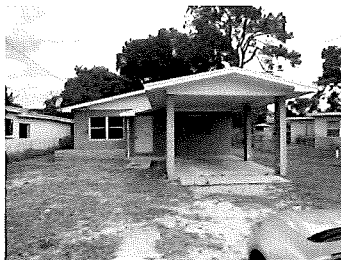
Finished Area of this building: 1,008 SF
 Gross Area of this building: 1,272 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD
Year Built: 1962	Frame:	Grade: D	Effective Year: 1972
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Vinyl Rolled



Total Areas

Finished/Under Air (SF):	1,008
Gross Area (SF):	1,272
Land Size (acres):	0.12
Land Size (SF):	5,220
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1962

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

Administrative Cost Estimator

10/26/2017

Property Address: 2106 Avenue G (16-2381)

Date case originated: 10/12/2016

Date case complied: 10/2/2017

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
--------------------	--------	----------	--------

Certified Mail:	\$5.10	<u>1</u>	\$5.10
-----------------	--------	----------	--------

Photographs (per page)	\$0.50	<u>8</u>	\$4.00
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>12</u>	\$600.00
-------------	---------	-----------	----------

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
-------------------------	---------	----------	---------

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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

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
-------------------	----------	----------	--------

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: \$1,290.86

Special Magistrate Blandino Hearing**4.A.****Meeting Date:** 11/01/2017**Re:** Case #17-1984 - Citation 26167**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1984 PK	1 TBD	Bryan, Jaye	#8391 Saintilien
------------	-------	-------------	------------------

CASE INFORMATION:

Case Initiated:	September 9, 2017	Type of Presentation:	Citation
-----------------	-------------------	-----------------------	----------

OWNER:

VIOLATOR: Jaye Bryan	PARKING VIOLATION: Citation: 26167
-------------------------	---------------------------------------

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
26167	10-23 Parking Regulation	1 @ \$250.00	\$250.00	\$10.00	\$18.00	\$278.00

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: 10/04/2017 09:23 AM

Special Magistrate Blandino Hearing

4.B.

Meeting Date: 11/01/2017

Re: Case #17-1921 - Citation 566PK

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

Information

SUBJECT:

17-1921 PK	1 TBD	Bozeman, David & Jessica	#4919 Montgomery
------------	-------	--------------------------	------------------

CASE INFORMATION:

Case Initiated:	9/3/2017	Type of Presentation:	Citation
-----------------	----------	-----------------------	----------

OWNER:

VIOLATOR: David & Jessica Bozeman	PARKING VIOLATION: Citation: 566 PK
---	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
566 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: 10/26/2017

Started On: 10/16/2017 03:31 PM

Special Magistrate Blandino Hearing

4.C.

Meeting Date: 11/01/2017

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
------------	-----	-----------------------------	------------------

CASE INFORMATION:

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

OWNER:

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

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: 10/23/2017

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

Special Magistrate Blandino Hearing

4.D.

Meeting Date: 11/01/2017

Re: Case # 17-1991 - Citation 578 PK

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

Information

SUBJECT:

17-1991 PK	1 TBD	Allen, Nikita	#8540 Trinidad
------------	-------	---------------	----------------

CASE INFORMATION:

Case Initiated:	9/11/2017	Type of Presentation:	Citation
-----------------	-----------	-----------------------	----------

OWNER:

VIOLATOR: Nikita Allen	PARKING VIOLATION: Citation: 578 PK
----------------------------------	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
578 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: 10/26/2017

Started On: 10/16/2017 03:41 PM

Special Magistrate Blandino Hearing

5.A.

Meeting Date: 11/01/2017

Re: Case # 17-1572 - 355 South Ocean Drive

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

Information

SUBJECT:

17-1572	355 South Ocean Drive	Avalon Beach Club	Heather Debevec
---------	-----------------------	-------------------	-----------------

CASE INFORMATION:

Case Initiated: CE	July 15, 2017	Type of Presentation:	Citation
--------------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Avalon Beach Club 430 NW Lake Whitney Place Port St. Lucie, FL 34986	REGISTERED AGENT: Pinnacle Association Management 430 NW Lake Whitney Place Port St. Lucie, FL 34986
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00607 CE	5-375(B) Sea Turtle Lighting	\$100.00	\$100.00	\$10.00		\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$100.00 as indicated on the citation plus the administration charge of \$10.00 to total \$110.00.

Form Review

Form Started By: Heather Debevec

Started On: 10/04/2017 08:40 AM

Final Approval Date: 10/06/2017

Special Magistrate Blandino Hearing**5.B.****Meeting Date:** 11/01/2017**Re:** Case # 17-1571 - 801 South Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1571	801 South Ocean Drive	Sea Pointe Towers of Ft. Pierce	Heather Debevec
---------	-----------------------	---------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 15, 2017	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Sea Pointe Towers of Ft. Pierce 801 S Ocean Dr Ft. Pierce, FL 34949	Registered Agent: Richard Phillips 801 S Ocean Dr #101 Ft. Pierce, FL 34949
---	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00609CE	5-375(B) Sea Turtle Lighting	\$100	\$100	\$10		\$110

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$100 as indicated on the citation plus the administration charge of \$10.00 to total \$110.00

Form Review

Form Started By: Heather Debevec

Started On: 10/04/2017 11:05 AM

Final Approval Date: 10/26/2017

Special Magistrate Blandino Hearing**5.C.****Meeting Date:** 11/01/2017**Re:** Case # 17-1570 - 101 Mariner Bay Boulevard**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1570	101 Mariner Bay Boulevard	Mariner Bay Association Inc	Heather Debevec
---------	---------------------------	-----------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 15, 2017	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Mariner Bay Association Inc 101 Mariner Bay Blvd Ft. Pierce, FL 34949	Registered Agent: Elliot Merrill Comm Mgmt 835 20th Pl Vero Beach, FL 32960
---	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00611CE	5-375(B) Sea Turtle Lighting	\$100	\$100	\$10		\$110

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$100.00 as indicated on the citation plus the administration charge of \$10.00 to total \$110.00.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 10/26/2017

Started On: 10/04/2017 11:22 AM

Special Magistrate Blandino Hearing**5.D.****Meeting Date:** 11/01/2017**Re:** Case # 17-1569 - 1550 South Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1569	1550 South Ocean Drive	Beach Villas Hutchinson Island Condominium Association Inc	Heather Debevec
---------	------------------------	--	-----------------

CASE INFORMATION:

Case Initiated:	July 15, 2017	Type of Presentation:	Citation
-----------------	---------------	-----------------------	----------

OWNER:

VIOLATOR: Beach Villas Hutchinson Island Condominium Association Inc 1550 S Ocean Dr Apt 1 Ft. Pierce, FL 34949	Registered Agent: Delta Management Group Inc 1713 Rio Vista Dr Ft. Pierce, FL 34949
---	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00612CE	5-375(B) Sea Turtle Lighting	\$100.00	\$100.00	\$10.00		\$110.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$100 as indicated on the citation plus the administration charge of \$10.00 to total \$110.00.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 10/26/2017

Started On: 10/04/2017 11:33 AM

Special Magistrate Blandino Hearing

5.E.

Meeting Date: 11/01/2017

Re: Case # 17- 1915 - 708 Delaware Avenue

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

Information

SUBJECT:

17-1915	708 Delaware Avenue	Saint Louis, Eveline	Heather Debevec
---------	---------------------	----------------------	-----------------

CASE INFORMATION:

Case Initiated:	September 2, 2017	Type of Presentation:	Citation
-----------------	-------------------	-----------------------	----------

OWNER:

VIOLATOR: Eveline Saint Louis 1330 Avenue R Riviera Beach, FL 33404	
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00777CE	9-80 Vending without Permit	\$50.00	\$50.00	\$10.00		\$60.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the fine of \$50.00 as indicated on the citation plus the administration charge of \$10.00 to total \$60.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/26/2017

Started On: 10/05/2017 02:52 PM

Special Magistrate Blandino Hearing

5.F.

Meeting Date: 11/01/2017

Re: Case 17-1846 - 807 Avenue G

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

Information

SUBJECT:

17-1846	807 Avenue G	Oakshire Holdings LLC	Heather Debevec
---------	--------------	-----------------------	-----------------

CASE INFORMATION:

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

OWNER:

VIOLATOR: Oakshire Holdings LLC 110 SE 6th St Ste 1700 Ft. Lauderdale, FL 33301	REGISTERED AGENT: Moishe Rubinstein 6100 Hollywood Blvd 305 Hollywood, FL 33024
---	---

VIOLATIONS:

Section(s): 22-187(13) - Landscape Maintenance
IPMC 304.1 - Exterior Structure - General
IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Mow and trim the weeds.
2. Repair or replace the rotting wood along the trim.
3. Paint the bare and peeling areas of the trim and building.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/26/2017

Started On: 10/06/2017 02:14 PM

Special Magistrate Blandino Hearing

5.G.

Meeting Date: 11/01/2017

Re: Case # 17-0593 - 701 South Ocean Drive

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

Information

SUBJECT:

17-0593	701 South Ocean Drive	Sun Development Tech LLC	Heather Debevec
---------	-----------------------	--------------------------	-----------------

CASE INFORMATION:

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

OWNER:

VIOLATOR: Sun Development Tech LLC 3669 Park Ln Miami, FL 33133	
--	--

VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (8) - Nuisance - Stagnant Water

CORRECTIVE ACTIONS:

1. Repair the pool pump, re-balance the chemicals in the pool.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 10/06/2017 03:06 PM

Final Approval Date: 10/26/2017

Special Magistrate Blandino Hearing

5.H.

Meeting Date: 11/01/2017

Re: Case # 17-1824 - 421 North 10th Street

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

Information

SUBJECT:

17-1824	421 North 10th Street	Dellepere (TR), Patricia	Heather Debevec
---------	-----------------------	--------------------------	-----------------

CASE INFORMATION:

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

OWNER:

VIOLATOR: Patricia Dellepere (TR) 1841 Banks Rd Margate, FL 33063	
--	--

VIOLATIONS:

Section(s): 22-187(13) - Landscape Maintenance
IPMC 302.7 - Accessory Structure

CORRECTIVE ACTIONS:

1. Mow the grass and trim the bushes.
2. Repair the front gate and fence.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 10/26/2017

Started On: 10/06/2017 03:22 PM

Special Magistrate Blandino Hearing

5.I.

Meeting Date: 11/01/2017

Re: Case # 17-1223 - 1601 & 1603 Georgia Avenue

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

Information

SUBJECT:

17-1223	1601 Georgia Avenue	De Florio, David	Andy Avery
---------	---------------------	------------------	------------

CASE INFORMATION:

Case Initiated:	June 8, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: David De Florio 1775 Trowbridge Road Ft Pierce, FL 34945	OCCUPIED BY: James R Spells 1603 Georgia Avenue Ft Pierce, FL 34950
---	---

VIOLATIONS:

- Section(s): 11-30 – Refrigerator/Ice Box Safety
- Section(s): 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section(s): 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
- Section(s): 16-46, 16-47, 16-48 – Nuisance as a Condition

CORRECTIVE ACTIONS:

1. Please remove all refrigerators from the property.
2. Please remove all outside storage of clothing, water heaters, metal, wood, tarps, buckets, containers, and any other miscellaneous items from the yard and carport.
3. Please remove all appliances and indoor furniture from the yard and carport.
4. The current condition of the property is not esthetically pleasing for the neighborhood.

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: Andy Avery
Final Approval Date: 10/26/2017

Started On: 10/17/2017 10:14 AM

Special Magistrate Blandino Hearing

5.J.

Meeting Date: 11/01/2017

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
---------	--------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	August 25, 2017	Type of Presentation:	Regular - Cont from 10/18/17 Meeting
-----------------	-----------------	-----------------------	--------------------------------------

OWNER:

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

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: 10/23/2017

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

Special Magistrate Blandino Hearing

5.K.

Meeting Date: 11/01/2017

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
---------	----------------------	---------------------	---------------

CASE INFORMATION:

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

OWNER:

VIOLATOR: Steven R Patterson 370 E Midway Road Ft. Pierce, FL 34982	TENANT: 119 Indian Hills Drive Ft. Pierce. FL 34982
---	--

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: 10/23/2017

Special Magistrate Blandino Hearing

6.0.

Meeting Date: 11/01/2017

Re: Case #16-2819 - 607 N 19th Street - Charuvi

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

Information

SUBJECT:

16-2819	607 N 19th Street	Hartman, Ariel & Charuvi, Mordehay	Shaun Coss
---------	-------------------	---------------------------------------	------------

CASE INFORMATION:

Case Initiated:	December 15, 2016	Type of Presentation:	Stop Fines - Massey
-----------------	-------------------	-----------------------	---------------------

OWNER:

OWNER: Ariel Hartman & Mordehay Charuvi 400 NE 12th Avenue Apt 504 Hallandale, FL 33009	OCCUPIED BY:
--	--------------

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building,
- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.1 Exterior Structure
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.2 Openable Windows
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 505.1 Water System
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

May 17, 2017 Special Magistrate Ross found Ariel Hartman & Mordehay Charuvi responsible for the violations referenced above and gave them 60 days to obtain a permit and comply to all permit conditions.

July 20, 2017 an inspection was made, the violations were not in compliance, the fines began. October 25, 2017, the fines are currently \$9,720.00 (\$20.00 recording fees) and accruing at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

Property Card
Order
Aff of Non Comp
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/26/2017

Started On: 10/25/2017 09:23 AM

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

Property Identification

Site Address: 607 N 19th ST Parcel ID: 2404-714-0020- Account #: 17562 Sec/Town/Range:
 000-4
 Map ID: 24/04S Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce
 04/35S/40E

Ownership

Ariel Hartman
 Mordehay charuvi
 400 NE 12th AVE Apt 504
 Hallandale Beach, FL 33009-4516

Legal Description

WASHINGTON HTS S/D LOT 20 AND 10 FT ALLEY ADJ
 ON W AND N 7.5 FT OF VAC ALLEY ADJ ON S (OR 3874-
 1667)

Current Values

Just/Market: \$47,000 Assessed: \$47,000
 Exemptions: \$0 Taxable: \$47,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$47,000	\$47,000	\$0	\$47,000
2016	\$39,200	\$37,180	\$0	\$37,180
2015	\$33,800	\$33,800	\$0	\$33,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-27-2016	3874 / 1667	0001	WD	Rahim Shaikh M	\$42,800
03-21-2016	3848 / 1198	0118	CT	Pierre Jerry	\$19,200
10-31-2005	2420 / 0798	XX00	WD	Graham,Rob	\$76,900

Primary Building Information

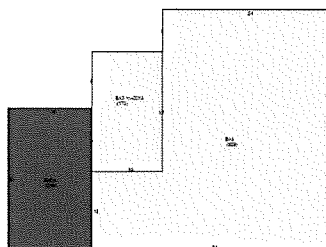
Finished Area of this building: 1,096 SF
 Gross Area of this building: 1,336 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
 Year Built: 1959 Frame: Grade: C- Effective Year: 1975
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 2 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



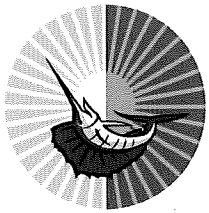
Total Areas

Finished/Under Air (SF):	1,096
Gross Area (SF):	1,336
Land Size (acres):	0.21
Land Size (SF):	8,970
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1959
CHAINLINK 4'	1	260	1995

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

Violator: ARIEL HARTMAN
MORDEHAY CHARUVI
400 NE 12TH AVE APT 504
HALLANDALE, FL 33009

CASE #: 16-2819

Property Address: 607 N 19TH ST Tax ID #: 2404-714-0020-000/4
Legal Description: WASHINGTON HTS S/D LOT 20 AND 10 FT ALLEY ADJ ON W AND N 7.5 FT OF VAC
ALLEY ADJ ON S (OR 2420-798)

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, IPCM 108.1.1 Unsafe Structure, IPCM 304.1 Exterior Structure, IPCM 304.13 Windows, Doors & Frames, IPCM 304.13.2 Openable Windows, IPCM 305.3 Interior Surfaces, IPCM 305.4 Walking Surfaces, IPCM 505.1 Water System, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 704.1 Fire Protection Systems

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 17, 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 ARIEL HARTMAN & MORDEHAY CHARUVI failed to replace the batteries in the smoke alarms, obtain a permit for the replacement of the water heater, repair all holes in the drywall, repair all drywall where otherwise damaged, seal all open areas including but not limited to below the baseboards to prevent entry of rodents, seal all holes in exterior walls to prevent entry of rodents, make all necessary repairs to the walls in the master bedroom where movement of the walls exist, reconnect a microwave/exhaust hood or abandon the connection where the wiring is exposed above the oven, replace electrical faceplates where they are currently missing, install a proper cover for the exposed wiring on the exterior wall, replace the missing threshold between the hallway and bedroom to provide a safe walking surface, replace all damaged window locks and window hardware, remove all screws keeping the windows shut, windows must be able to be locked and must be able to be held in position with the window hardware, replace missing window screens, secure the toilet to the floor, and hot water must be supplied to all sinks, bathtubs, and showers in violation of the Code of Ordinances as specified above, on property located at the above described location. Accordingly it is ORDERED as follows:

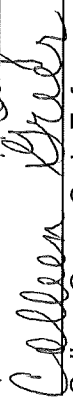
1. The above named violator failed to appear and is deemed to have admitted guilt.
2. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
3. In the event the violation 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 18th day of May, 2017.

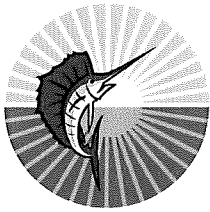

Fran Ross, Special Magistrate

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

18th DAY OF May, 2017.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4310296 05/19/2017 09:13:39 AM
OR BOOK 3998 PAGE 583 - 583 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 607 N 19TH ST

CASE NO: 16-00002819

IN THE MATTER OF: ARIEL HARTMAN & MORDEHAY CHARUVI
400 NE 12TH AVE APT 504
HALLANDALE, FL 33009

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 May 17, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 304.1, IPMC 304.13, IPMC 304.13.2, IPMC 305.3, IPMC 305.4, IPMC 505.1, IPMC 605.1, IPMC 605.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 20, 2017.

In accordance with the Order of Violation recorded in Book 3998 Page 583, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of July, 2017.

Shaun Coss, Building Department Investigator

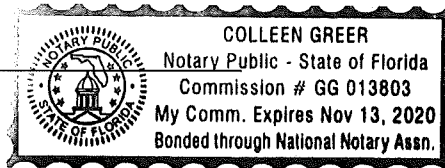
STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4333011 07/21/2017 02:17:33 PM
OR BOOK 4022 PAGE 2135 - 2135 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 20th day of July, 2017.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 16-2819

Address: 607 N 19th Street

Date: November 1, 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? None, still in violation

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? 1

Special Magistrate Blandino Hearing**6.A.****Meeting Date:** 11/01/2017**Re:** Case #15-2219 - 104 Roselyn Ave - Johnston**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-2219	104 Roselyn Avenue	Johnston, Barbara L	Shaun Coss
---------	--------------------	---------------------	------------

CASE INFORMATION:

Case Initiated:	December 29, 2015	Type of Presentation:	Massey Hearing
-----------------	-------------------	-----------------------	----------------

OWNER:

OWNER: Barbara L. Johnston 3190 SW Armucher Street Port St. Lucie, FL 34953	OCCUPIED BY:
---	---------------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. June 8, 2016 the previous Code Enforcement Board found Barbara L Johnston responsible for the violation listed above and gave her 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.
2. September 19, 2017 an inspection was made, the property was not in compliance, the fines began.
3. October 6, 2017 received letter from Barbara Johnston requesting a hearing.
4. Total fines as of October 24 \$3,520.00 (\$20.00 recording fees) and accumulating \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

Order
Property Card
Aff of Non Comp
Letter of Appeal
Fines

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/26/2017

Started On: 10/24/2017 12:55 PM

**CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE, FLORIDA**

CASE: 15-2219

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

Violator: BARBARA L JOHNSTON
3190 SW ARMUCHER ST.
PORT ST LUCIE, FL 34953

Property Address: 104 ROSELYN AVE Tax ID #: 2422-504-0042-000/5
Legal Description: SUNSET PARK BLK 3 LOT 12 (OR 276-504)

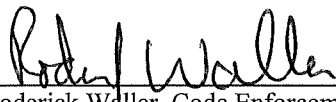
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on June 08, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly found and determined that BARBARA L JOHNSTON failed to obtain a permit for doing interior demolition/residential rehabilitation including but not limited to the framing, electrical, plumbing, mechanical and drywall work previously done 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 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 Building Department promptly at (772) 467-3000, when the violation is corrected. The violator has 30 days in which to file an appeal of the Code Enforcement Board's decision in the Circuit Court of St. Lucie County.

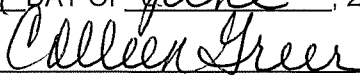
DONE AND ORDERED this 16th day of June, 2016, nunc pro tunc
June 8, 2016.



Roderick Waller, Code Enforcement Board Vice Chair

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

16th DAY OF June, 2016.



Colleen Greer, Secretary to the Code Enforcement Board

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4201659 06/17/2016 at 09:24 AM
OR BOOK 3881 PAGE 1755 - 1755 Doc Type: ORD
RECORDING: \$10.00

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

Property Identification

Site Address: 104 ROSELYN AVE Map ID: 24/22N Parcel ID: 2422-504-0042-000-5 Zoning: R3 Account #: 29967 Use Type: 0100 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

Ownership

Barbara L Johnston
3190 SW Armucher St
Port St Lucie, FL 34953

Legal Description

SUNSET PARK BLK 3 LOT 12 (OR 3669-2090)

Current Values

Just/Market: \$59,400 Assessed: \$39,930
Exemptions: \$0 Taxable: \$39,930

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$59,400	\$39,930	\$0	\$39,930
2016	\$39,200	\$36,300	\$0	\$36,300
2015	\$33,000	\$33,000	\$0	\$33,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-08-2014	3669 / 2090	0111	QC	Partington,Thomas S	\$100
10-01-1977	0276 / 0504	XX00	CV		\$24,000
06-01-1972	0203 / 0887	XX00	CV		\$15,700

Primary Building Information

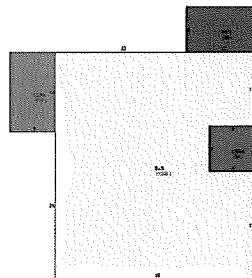
Finished Area of this building: 1,336 SF
Gross Area of this building: 1,608 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC-
Year Built: 1960	Frame:	Grade: C-	Effective Year: 1975
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,336
Gross Area (SF):	1,608
Land Size (acres):	0.16
Land Size (SF):	7,032
Total Building Count:	1

Special Features and Yard Items

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

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.



AFFIDAVIT OF NON-COMPLIANCE

RE: 104 ROSELYN AVE

CASE NO: 15-00002219

IN THE MATTER OF: BARBARA L JOHNSTON
3190 SW ARMUCHER ST.
PORT ST LUCIE, FL 34953

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 Code Enforcement Board's order dated June 16, 2016, nunc pro tunc June 8, 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: September 19, 2017.

In accordance with the Order of Violation recorded in Book 3881 Page 1755, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 19th day of September, 2017.

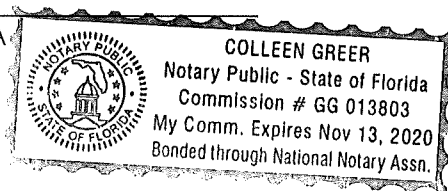

Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4351809 09/22/2017 01:55:49 PM
OR BOOK 4043 PAGE 1540 - 1540 Doc Type: AFF
RECORDING: \$10.00

RECEIVED

OCT 06 2017

CODE ENFORCEMENT
CITY OF FT. PIERCE

To Whom It May Concern,

This letter is in reference to CASE: 15-2219. My name is Barbara Johnston, and I am the owner of the property in question. I received a letter on Friday, September 22, 2017, stating that I was in violation for failing to obtain a permit. This is the first correspondence I have received since before I appeared before the code enforcement board in June 2016. I was a bit perplexed since I did indeed have permits. I hired a contractor last year right after appearing before the board, and he obtained all of the necessary permits required for the work to be done at the Roselyn Ave house. I contacted him, and he was out of town because he and his family had evacuated and had not returned yet. He made a few phone calls, and after looking into the matter, he informed me that the permits had expired on/around September 17th. He stated a reminder correspondence is usually sent out about permits expiring but that he never got anything (neither had I).

My contractor renewed all of the permits on September 28th. The violation letter I received says that a fine has been imposed. The permits would have been renewed if we would have known they were about to expire. I had no idea. I hired a contractor to keep up with all of this. He says he was expecting to get a reminder about it expiring (as apparently this is the norm), but since he had not, and also with all of the chaos of evacuating his family, things were overlooked apparently. We are completely renovating this home, new plumbing, electric, central A/C, hurricane-proof windows, it was completely and totally gutted. When this house is done, it will basically be brand new. We have been complying since the hearing last year. Things were apparently overlooked, but understandably so with the hurricane situation. I believe it was only around 10 days that the permits were expired before my contractor renewed them. I very respectfully request that the board reconsiders the fine imposed. Thank you for your time and consideration in this matter.

Regards,

Barbara Johnston
3190 SW Armucher St
Port St Lucie, FL 34953
772-353-8982

104 Roselyn

Special Magistrate Blandino Hearing
Meeting Date: 11/01/2017

6.B.

Information

SUBJECT:

15-2188	435 N 23rd Street	Greit LLC	Shaun Coss
---------	-------------------	-----------	------------

CASE INFORMATION:

Case Initiated:	December 21, 2015	Type of Presentation:	Massey Hearing
-----------------	-------------------	-----------------------	----------------

OWNER:

OWNER: Greit LLC 10700 SW Southgate Court Port St. Lucie, FL 34987	OCCUPIED BY:
---	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

June 1, 2016 Special Magistrate Blandino found Greitt LLC responsible for the violation listed above 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:

August 9, 2016 an inspection was made, the violation was not corrected, the fines started.
August 29, 2017 an inspection was made, the violation was now in compliance, the fines stopped.

September 19, 2017 Staff learned of a new address and sent letter advising Greitt LLC of the accrued fines.

October 11, 2017 received request for reduction/rescindment of fines from Mr. Devon Gibbs.

The total fines are \$38,530.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order
Aff of Non Comp
Aff of CM

Admin Fees

pr

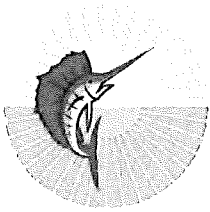
3 Criteria

Form Review

Form Started By: Colleen Greer

Started On: 10/23/2017 10:41 AM

Final Approval Date: 10/26/2017



Nov 1

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

Date:	10-11-17		
Property address:	435 N 23rd St. Ft Pierce, FL 34950		
Owner(s) of record:	Great LLC		
Mailing address:	1626 3rd Ct SW, Vero Beach, FL 32962		
Property tax ID #:	2409-603-0020-000-8		
Original purchase date:	9-22-16	Original purchase price:	⊘
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Devon Gibbs	Relationship to owner(s)	managing member
Telephone #:	702-588-0592	Mobile phone #:	702-588-0592
E-mail:	devgibbs@hotmail.com	Preferred contact method:	text, email
What are owner(s) intentions for property:	keep property		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$ 38530
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 37030
 DOLLAR AMOUNT I AGREE TO PAY \$ 1500

Devon Gibbs 10-11-17
 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: 435 N 23rd St., Fort Pierce, FL 34950

Property Owner: Greit LLC, Devon Gibbs, managing member

Mailing Address: 1626 3rd Ct. SW, Vero Beach, FL 32962

Telephone #: 702-588-0592 Cell Phone #: 702-588-0592

E-Mail Address: Devgibbs@hotmail.com

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

I, Devon Gibbs, 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:

I was **not** the owner of the property until August 2017 when I settled a related lawsuit (attached) to become the sole owner and sole managing member of Greit LLC, a Florida company. The LLCs sole asset is 435 N 23rd St., Ft Pierce, FL 34950. As settlement talks progressed and upon owning the property, the first thing I did was move here, assess the situation, and hire a GC to correct the code violation. Until the related lawsuit settled, ownership of the property was in dispute. The most recent property manager, B. Frank Devlin did not notify Greit LLC, a Nevada based company, of the violations and resulting lien in a timely fashion as he was benefiting financially from the extra rooms and renting them out in cash. The property was originally purchased at auction by Marty Zabib, a licensed Realtor who hired the original contractor. Greit LLC of NV paid Zabib \$30,000 to hire and pay the contractor and make all necessary repairs. They got an electrical permit but not other permits, which makes no sense to me. I was acting manager of Greit LLC, not owner, and thought all permits and repairs were paid for with those funds. Despite working with less than reputable people, I had no ownership, authority, funds or ability to rectify the violation until now.

Date: 10-11-17

Signed: *[Signature]*

Print Name: Devon Gibbs

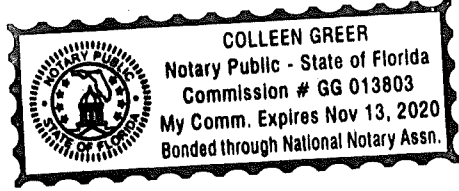
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority James Devon Gibbs who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL DR LIC as identification.

SWORN TO AND SUBSCRIBED before me this 11th day of October, 2017.

Colleen Greer



Notary Public, State of Florida

ASSIGNMENT OF MEMBERSHIP INTEREST

FOR VALUE RECEIVED, GREIT LLC, a Nevada limited liability company ("Assignor"), hereby assigns and transfers unto Devon Gibbs, an individual ("Assignee") or his assignee all of Assignor's member interest (the "Assigned Interest") in GREIT LLC, a Florida limited liability company (the "Company"). The Assigned Interest is delivered herewith, and Assignor does hereby irrevocably appoint Assignee as its attorney-in-fact for the sole and exclusive purpose to transfer the Assigned Interest on the books of the Company. Assignee hereby accepts this assignment of the Assigned Interest.

It is Assignor's intention hereby to transfer to Assignee all right, title, and interest in any member interest of the Company presently owned by it so that Assignee owns all of Assignor's member interest in the Company.

DATED this 28 day of August, 2017.

ASSIGNOR:

GREIT LLC,
a Nevada limited liability company

By: [Signature]
Name: Devon Gibbs
Its: manager

ASSIGNEE:

[Signature]
Devon Gibbs, an individual

COMPANY:

GREIT LLC,
a Florida limited liability company

By: [Signature]
Name: Devon Gibbs
Its: manager

Detail by Entity Name

Florida Limited Liability Company
GREIT LLC

Filing Information

Document Number L16000176034
FEI/EIN Number NONE
Date Filed 09/21/2016
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/22/2017
Event Effective Date NONE

Principal Address

435 NORTH 23RD STEET
UNIT A AND B
FT PIERCE, FL 34950 UN

Mailing Address

2725 SOUTH JONES BLVD
SUITE 101
LAS VEGAS, NV 89146 UN

Registered Agent Name & Address

MILDNER, ROY T
423 DELAWARE AVE
FT PIERCE, FL 34950

Authorized Person(s) Detail**Name & Address**

Title MGR

GIBBS, DEVON
2725 SOUTH JONES BLVD SUITE 101
LAS VEGAS, NV 89146

Annual Reports

No Annual Reports Filed

Document Images

[09/21/2016 -- Florida Limited Liability](#) [View image in PDF format](#)

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

SM CASE # 15-2188

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

Violator: GREIT LLC
10700 SW SOUTHGATE CT
PORT ST LUCIE, FL 34987

Property Address: 435 N 23RD ST Tax ID #: 2409-603-0020-000/8
Legal Description: REVISED PLAT OF ALAMANDA VISTA BLK C LOTS 6 AND 7 (OR 1093-1787)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that GREIT LLC failed to obtain a permit prior to doing framework, drywall, and plumbing alterations 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 to 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) 467-3151 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 3rd day of June, 2016.



Frank Blandino, Special Magistrate

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

3rd DAY OF June, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4196641 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2491 - 2491 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: 3875

Page: 2491

Case No: 15-00002188

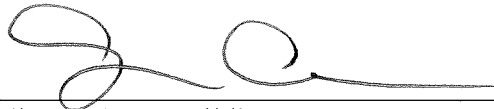
IN THE MATTER OF:

435 N 23RD ST
PROPERTY ADDRESS

GREIT LLC
10700 SW SOUTHGATE CT
PORT ST LUCIE, FL 34987

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated June 03, 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 the 9th day of August, 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 9th day of August, 2016.



NOTARY PUBLIC – STATE OF FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4219797 08/12/2016 03:35:51 PM
OR BOOK 3901 PAGE 156 - 156 Doc Type: AFF
RECORDING: \$10.00

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 [REDACTED] TH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4349256 09/15/2017 10:05:14 AM
 OR BOOK 4040 PAGE 2620 - 2620 Doc Type: AFF
 RECORDING: \$10.00

AFFIDAVIT OF COMPLIANCE

RE: 435 N 23RD ST
 CASE NO: 15-00002188

IN THE MATTER OF: GREIT LLC
 10700 SW SOUTHGATE CT
 PORT ST LUCIE, FL 34987

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 June 03, 2016, 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 29, 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 3901 Page 156. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 31st day of August, 2017.



 Shaun Coss, Building Department Investigator

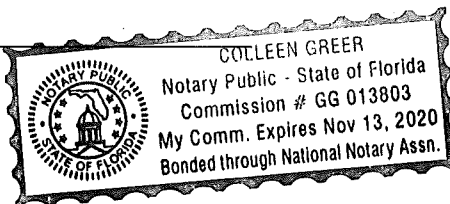
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



Administrative Cost Estimator

10/11/2017

Property Address: 435 N 23rd Street (15-2188)

Date case originated: 12/21/2015

Date case complied: 8/29/2017

Total time: 20 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>10</u>	\$4.40
--------------------	--------	-----------	--------

Certified Mail:	\$5.10	<u>1</u>	\$5.10
-----------------	--------	----------	--------

Photographs (per page)	\$0.50	<u>14</u>	\$7.00
------------------------	--------	-----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>20</u>	\$1,000.00
-------------	---------	-----------	------------

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
-------------------------	---------	----------	---------

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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

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
-------------------	----------	----------	--------

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: \$1,696.50

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

Property Identification

Site Address: 435 N 23rd ST Parcel ID: 2409-603-0020-000-8 Account #: 21942 Sec/Town/Range: 09/35S/40E
 Map ID: 24/09N Zoning: C3 Use Type: 0300 Jurisdiction: Fort Pierce

Ownership

Greit LLC
 15313 Mauna Loa LN
 Jersey Village, TX 77040

Legal Description

REVISED PLAT OF ALAMANDA VISTA BLK C LOTS 6 AND 7 (OR 3611-1288; 3920-567)

Current Values

Just/Market: \$168,600 Assessed: \$168,600
 Exemptions: \$0 Taxable: \$168,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$168,600	\$168,600	\$0	\$168,600
2016	\$167,800	\$167,800	\$0	\$167,800
2015	\$161,600	\$161,600	\$0	\$161,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-22-2016	3920 / 0567	0111	QC	Greit LLC	\$0
03-11-2014	3611 / 1288	0111	CT	Floyd Jr, Leroy C	\$60,100
08-11-1997	1093 / 1787	XX00	WD	Verdell G Floyd	\$85,900

Primary Building Information

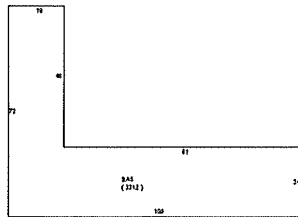
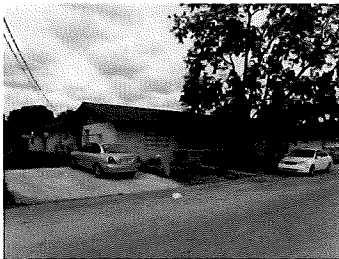
Finished Area of this building: 3,312 SF
 Gross Area of this building: 3,312 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: APT
 Year Built: 1981 Frame: Grade: Y_D- Effective Year: 1981
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 10 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 0 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	3,312
Gross Area (SF):	3,312
Land Size (acres):	0.26
Land Size (SF):	11,250
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

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

Case No: 15-2188

Address: 435 N 23rd Street

Date: November 1, 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? OWNER HIRED A CONTRACTOR TO REMOVE UNPERMITTED WORK AND CORRECT ALL CODE VIOLATIONS.

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

Special Magistrate Blandino Hearing**8.A.****Meeting Date:** 11/01/2017**Re:** Case 17-1865 - False Alarm Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1865	210 Savannah Road	Heathcote Botanical Gardens	Cynthia Ricker
---------	-------------------	-----------------------------	----------------

CASE INFORMATION:

Case Initiated:	August 16,2017	Type of Presentation:	Alarm Appeal
-----------------	----------------	-----------------------	--------------

OWNER:

APPELLATE: Diane Kimes, Executive Director of Gardens 210 Savannah Road Fort Pierce, FL 34982	
--	--

VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	# of prior alarms	Total Due
07/2/2017	14-24 – Excessive false alarm signals	Commercial	0	0
07/19/2017	14-24 – Excessive false alarm signals	Commercial	1	\$100.00
07/23/2017	14-24 – Excessive false alarm signals	Commercial	2	\$200.00

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.

Attachments

Alarm account history

Appeal request

Form Review

Form Started By: Cynthia Ricker

Started On: 10/09/2017 02:51 PM

Final Approval Date: 10/27/2017

Account History: 32430

Name: HEATHCOTE BOTANICAL GARDENS OFFICE
Address: 210 SAVANNAH RD
 FORT PIERCE, FL 34982
Location: Commercial
Status: Active
Agency: Fort Pierce FL
Issued: 2/22/2014
Expiration: 2/22/2016
Escrow: \$0.00
Length of History: All
Regstrn Frm [Click Here to view Registration Information](#)

Monitored By 113 ADT LLC Active

Total Actions	Total Alrms Counted	Total Alrms Ignrd/Valid	Total Charged	Total Appealed	Total Refund	Total Paid	Total Outstanding
3	3	0 / 0	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
1832	FA3 Plus Com	7/23/2017	7/24/2017 8/10/2017	170730468	\$200.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 7/24/2016

Ofer	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	13:43:31		FALSE ALAR	N	N	3

Dispatch: UDTs: {FP503} ACKNOWLEDGED OK [07/23/17 14:07:30 SCHAFFERT]UDTS: {FP503} ACKNOWLEDGED OK [07/23/17 13:57:30 SCHAFFERT]{FP503} 1012 EMPLOEE [07/23/17 13:57:26 SCHAFFERT]PERIMTER/ 1340/ PX 772.342.5506 [07/23/17 13:44:27 DENNISN]

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
1773	FA2 Com	7/19/2017	7/20/2017 8/10/2017	170725663	\$100.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 7/20/2016

Ofer	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	19:09:46		FALSE ALAR	N	N	2

Dispatch: 1039 FP304 [07/19/17 19:19:11 GIACCONEC]GIFT SHOP SOUTH BEAM TREC 1905/ PX 772.342.5506 [07/19/17 19:10:45 DENNISN]

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
1503	FA1 Com	7/2/2017	7/3/2017 7/8/2017	170701683	\$0.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 7/3/2016

Ofer	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	08:57:08		FALSE ALAR	N	N	1

Dispatch: UDTs: {FP506} ACKNOWLEDGED OK [07/02/17 09:25:43 JEFFERSONA]UDTS: {FP506} VISITOR/SUBJECT PRESENT [07/02/17 09:11:24 JEFFERSONA]AUD IND PERM// TREC 0852//7723425506 [07/02/17 08:57:59 HAMRICKK]

Officer:

8/17/2017

Alarm Administration

Account History: 32430

Administrative Notes:

[8/14/2017 9:28:23 AM Imotz] CALLED STATING THEYVE HADE MULTIPLE VANDALS & HAVE POLCIE REPORTS FOR EACH OF THESE DAYS. ADVISED EHR TO SEND US A COPY OF THE POLICE REPORTS & WE CAN VERIFY W/ THE CITY ABOUT IF WE CAN REMOVE THE CHARGES OR NOT
[4/17/2017 7:16:27 PM msoroka] VERIFIED FT PIERCE PER ALARM ADMIN. DEL CO #30595 NO SPECIFICATIONS ON THE ALARM LOCATION

8/17/2017 8:40:54 AM

2

Account History: 32430**False Alarms By Month**

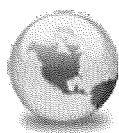
Month	Count	Percent
January	0	0%
February	0	0%
March	0	0%
April	0	0%
May	0	0%
June	0	0%
July	3	100%
August	0	0%
September	0	0%
October	0	0%
November	0	0%
December	0	0%
Total	3	100%

False Alarms By Day Of Week

Day	Count	Percent
Sunday	2	67%
Monday	0	0%
Tuesday	0	0%
Wednesday	1	33%
Thursday	0	0%
Friday	0	0%
Saturday	0	0%
Total	3	100%

False Alarms By Hour Of Day

Hour	Count	Percent
00:00 - 00:59	0	0%
01:00 - 01:59	0	0%
02:00 - 02:59	0	0%
03:00 - 03:59	0	0%
04:00 - 04:59	0	0%
05:00 - 05:59	0	0%
06:00 - 06:59	0	0%
07:00 - 07:59	0	0%
08:00 - 08:59	1	33%
09:00 - 09:59	0	0%
10:00 - 10:59	0	0%
11:00 - 11:59	0	0%
12:00 - 12:59	0	0%
13:00 - 13:59	1	33%
14:00 - 14:59	0	0%
15:00 - 15:59	0	0%
16:00 - 16:59	0	0%
17:00 - 17:59	0	0%
18:00 - 18:59	0	0%
19:00 - 19:59	1	33%
20:00 - 20:59	0	0%
21:00 - 21:59	0	0%
22:00 - 22:59	0	0%
23:00 - 23:59	0	0%
Total	3	100%



FW: Heathcote Botanical Gardens: 2 reports & event log from City of Fort Pierce.

dkimes

to:

cricker

08/24/2017 09:53 AM

Hide Details

From: <dkimes@heathcotebotanicalgardens.org>

To: <cricker@city-ftpierce.com>

3 Attachments



image002.jpg image004.jpg 170600178.pdf 170600201.pdf Heathcote Event log.pdf

From: dkimes@heathcotebotanicalgardens.org [mailto:dkimes@heathcotebotanicalgardens.org]

Sent: Wednesday, August 23, 2017 5:10 PM

To: 'cricker@city_fortpierce.com'

Cc: 'cricker@city-fortpierce.com'

Subject: FW: Heathcote Botanical Gardens: 2 reports & event log from City of Fort Pierce.

From: dkimes@heathcotebotanicalgardens.org [mailto:dkimes@heathcotebotanicalgardens.org]

Sent: Wednesday, August 23, 2017 5:01 PM

To: 'cricher@city-fortpierce.com'

Subject: FW: Heathcote Botanical Gardens: 2 reports & event log from City of Fort Pierce.

Ms. Richer:

Attached please find the recent Police Reports outlining the Vandalism we experienced earlier this summer, along with a history of Heathcote Botanical Gardens (HBG) communications with the City of Fort Pierce Police Department.

As we discussed over the phone, HBG was not aware of an ordinance change until we received *mailed* documentation of a false alarm Ordinance dated 7/8/2017. HBG was in receipt of this document the following week. A few weeks later, we received the following two fines – on the same day, totaling \$300.

Heathcote has been in existence for thirty years. We have alarms in the Heathcote House, as well as the Gift Shop. Included in the Gift Shop are two sets of alarms, one for the interior of the Gift Shop/Admissions and another for the exterior grounds comprised of a specialized “set of beams” covering the Gardens’ invaluable tropical bonsai collection which exceed 100 trees. It is a sensitive system that is completely outdoors and one that seems to go off 99% of the time..

- On July 2, the bonsai alarm went off at 8:57 a.m. and our groundskeeper, JD Collins was on the property.
- On July 19, the bonsai alarm went off at Wednesday 7:19 p.m. – there is a possibility that someone was walking around in the Gardens, but left upon hearing the alarm.
- On July 23, the bonsai alarm went off at 1:43 pm in the afternoon when our bonsai curator was on the campus. This may have occurred as a result of a faulty beam, short, a storm.

This summer, we've witnessed vandalism on the property – enough to call the police twice. Other times, beer bottles, prophylactics and other nuisance items were found, so much so that staff and volunteers now walk grounds, esp. in the northwest area prior to opening the gates. In the case of the beer and other items, it was the mother of a camper who found the items.

Earlier this summer, the alarm went off around 5:20 pm while I was here. I walked out to find a young shirtless man coming out of the Bonsai Gallery. From across the main lawn, I told him we were closed and that he set off the alarm. He said the back gate was open and he just walked through. He was a resident of the apartment to the north and I waited for him to leave and go up to a Second Floor unit.

I am sharing this information because, HBG exists, in large measure as a community treasure and a cultural asset; but sits in the heart of an urban environment surrounded by Section 8/low income housing. HBG's Operating Budget in 2016 was \$211,892. We are a 501c3, not-for-profit charitable organization and should be viewed differently than a corporate/ business entity.

We have made and are continuing to make changes to the Security System and working with our vendor to ensure that staff are contacted in a different order to ensure the cell phones on file are answered in a timely manner. We have also made a decision to have the City of Fort Pierce only be notified in the event, we are absolutely sure it is a true alarm.

We applaud the City of Fort Pierce in its vigor to collect fines where appropriate, but proper written, advance notice should be given with businesses and residents, and especially non-profit organizations like Heathcote Botanical Gardens. The Gardens are one of the shining stars that make this community special.

We hope that the City looks favorably on rescinding this fine that allows HBG ample time to make the necessary changes.

Thank you for your consideration.

Diane B. Kimes, Executive Director

Heathcote Botanical Gardens

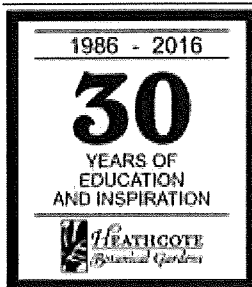
210 Savannah Road

Fort Pierce, FL 34982

(P) 772.464.4672 (F) 772.464.2676

dkimes@HeathcoteBotanicalGardens.org

www.HeathcoteBotanicalGardens.org



From: dkimes@heathcotebotanicalgardens.org [<mailto:dkimes@heathcotebotanicalgardens.org>]

Sent: Wednesday, August 16, 2017 10:46 AM
To: 'fortpiercef1@publicsafetycorp.com'
Subject: FW: Heathcote Botanical Gardens: 2 reports & event log

I am following up with a phone call we made regarding charges for false alarms invoiced to Heathcote Botanical Gardens, a not-for profit public garden. Heathcote Botanical Gardens has experienced a series of vandalism incidents over the summer. A "First Notice" of the Alarm Ordinance was received regarding implementation of fine being assessed as a result of a police officer being called to the premises. On Monday, notices for two other incidents were received. I'd like to discuss this with a member of the City of Fort Pierce regarding these charges. The garden is located in downtown Fort Pierce off U.S. One and is situated between two public apartment units – one to the north and one to the South on Savannah Road. Staff has witnessed evidence of intruders in the gardens, with beer cans and other items found on the grounds.

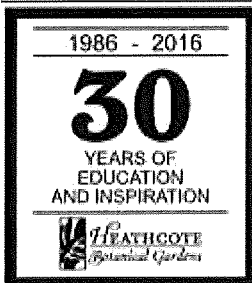
We ask for consideration as we work with the City and our alarm company to provide alternative approaches to the issue.

We appreciate your attention and look forward to talking with someone further about this.

With appreciation,

Diane B. Kimes, Executive Director

Heathcote Botanical Gardens
210 Savannah Road
Fort Pierce, FL 34982
(P) 772.464.4672 (F) 772.464.2676
dkimes@HeathcoteBotanicalGardens.org
www.HeathcoteBotanicalGardens.org



From: Sheila Bronger [<mailto:sbronger@fppd.org>]
Sent: Monday, August 14, 2017 4:17 PM
To: dkimes@heathcotebotanicalgardens.org
Subject: Heathcote 2 reports & event log

See attached reports we discussed and also is the event log for your records.
I do see 3 premise alarms on the event log 7/2, 7/19, 7/23 however there is no police report.

If you have any questions, please call 772-467-6817 or email sbronger@fppd.org.

Thank you,

Sheila Bronger | Records Supervisor | City of Fort Pierce

Police Department

Phone: 772.467.6817 • 920 South U.S. Highway 1 • Fort Pierce

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



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve" *Florida*

Confidentiality Notice: This e-mail is for the sole use of the intended recipient(s). Unauthorized review, use disclosure or distribution is prohibited. E-mail messages and addresses may be subject to public disclosure in accordance with Florida public records law.

INCIDENT/INVESTIGATION REPORT

I N C I D E N T D A T A	Agency Name <i>Fort Pierce Police Department</i>		Case# <i>17-06-00178</i>						
	ORI <i>FL 0560100</i>		Date / Time Reported <i>06/07/2017 12:19 We</i>						
	Location of Incident <i>210 Savannah Rd, Fort Pierce FL</i>		Premise Type <i>Park / Woodlands / Field</i>	Zone/Tract <i>F250</i>	Last Known Secure <i>06/07/2017 12:19 We</i>				
					At Found <i>06/07/2017 12:19 We</i>				
#1	Crime Incident(s) (Co) <i>Vandalism</i> <i>VAA</i>		Weapon / Tools <i>NONE</i>		Activity				
			Entry	Exit	Security				
	#2	Crime Incident ()		Weapon / Tools		Activity			
		Entry	Exit	Security					
#3	Crime Incident ()		Weapon / Tools		Activity				
			Entry	Exit	Security				
MO									
V I C T I M	# of Victims <i>1</i>		Type: <i>BUSINESS</i>		Injury: <i>Domestic: N</i>				
	Victim/Business Name (Last, First, Middle) <i>HEATHCOTE BOTANICAL GARDEN</i>		Victim of Crime # <i>1,</i>	DOB <i>Age</i>	Race <i>W</i>	Sex <i>F</i>			
	Home Address <i>210 SAVANNAH RD, Fort Pierce, FL</i>		Relationship To Offender		Resident Status <i>N/A</i>	Military Branch/Status			
	Employer Name/Address		Business Phone		Mobile Phone <i>772-464-4672</i>				
	VYR	Make	Model	Style	Color	Lic/Lis			
O T H E R S	CODES: V- Victim (Denote V2, V3) O = Owner (if other than victim) R = Reporting Person (if other than victim)								
	Type: <i>INDIVIDUAL/ NOT LAW ENFORCEMENT</i>		Injury:						
	Code <i>RP</i>	Name (Last, First, Middle) <i>CHARLES, MIRIAM</i>	Victim of Crime #	DOB <i>Age 03</i>	Race <i>W</i>	Sex <i>F</i>			
	Home Address <i>210 Savannah Rd Fort Pierce, FL</i>		Relationship To Offender		Resident Status <i>Resident</i>	Military Branch/Status			
	Employer Name/Address <i>Heathcote Botanical Garden</i>		Business Phone		Mobile Phone				
I N V O L V E D	Type:		Injury:						
	Code	Name (Last, First, Middle)	Victim of Crime #	DOB <i>Age</i>	Race	Sex			
	Home Address		Relationship To Offender		Resident Status	Military Branch/Status			
	Employer Name/Address		Business Phone		Mobile Phone				
	L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found ("OJ" = Recovered for Other Jurisdiction)								
P R O P E R T Y	VI #	Code	Status Frm/Tc	Value	OJ	QTY	Property Description	Make/Model	Serial Number
		<i>05ST</i>	<i>DEST</i>	<i>\$70.00</i>		<i>1</i>	<i>ROCK BRIDGE</i>		
		<i>09M</i>	<i>DEST</i>	<i>\$40.00</i>		<i>1</i>	<i>MISCELLANEOUS (ALL OTHER)</i>		
		<i>07P</i>	<i>EVID</i>	<i>\$0.00</i>		<i>1</i>	<i>CD'S/DVD'S</i>		
Officer/ID# <i>Zamora, Fabian (DIS1, NS) (8695)</i>									
Invest ID# <i>(0)</i>		Supervisor <i>Mcdermott, Thomas (DIS2, NS)</i>							
Status	Complainant Signature	Case Status <i>Inactive</i>	<i>06/12/2017</i>	Case Disposition:	Page 1				

INCIDENT/INVESTIGATION REPORT

Fort Pierce Police Department

Case # 17-06-00178

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
Assisting Officers						

Suspect Hate / Bias Motivated: *None*

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 17-06-00178

Fort Pierce Police Department

<p>NARRATIVE</p> <p>On 6/7/2017, I was dispatched 210 Savannah Rd. (Heathcote Botanical Gardens) in reference to a vandalism.</p>

REPORTING OFFICER NARRATIVE

Fort Pierce Police Department

		OCA <i>17-06-00178</i>
Victim <i>HEATHCOTE BOTANICAL</i>	Offense <i>VANDALISM</i>	Date / Time Reported <i>Wed 06/07/2017 12:19</i>

On 6/7/2017, I was dispatched 210 Savannah Rd. (Heathcote Botanical Gardens) in reference to a vandalism.

Upon arrival, I met with Miriam Charles who stated that someone unknown had spray-painted on their rock bridge and one of their exhibit signs. The spray paint was red in color and I was unable to determine the writing on the bridge. Charles stated that he had to have happen sometime between 1800 hrs. last night and 1200 hrs. today. Charles also believes that they might have gotten in by jumping the property fence. Charles stated that she believes that happened during the night.

At this time there are no suspects or video available. Officer Fasenello canvassed the area and surrounding businesses for video and yield negative results. This report is for informational purposes only. Nothing further to report at this time.

Incident Report Related Property List

Fort Pierce Police Department

OCA: 17-06-00178

1	Property Description ROCK BRIDGE			Make		Model		Caliber	
	Color	Serial No.		Value \$70.00		Qty 1.000		Unit	Jurisdiction Locally
	Status Destroy/damage/v	Date 06/07/2017	NIC #		State #		Local #		OAN
	Name (Last, First, Middle) Heathcote Botanical Garden,				DOB		Age	Race	Sex

Notes

spray paint on bridge.

2	Property Description MISCELLANEOUS (ALL OTHER)			Make		Model		Caliber	
	Color	Serial No.		Value \$40.00		Qty 1.000		Unit	Jurisdiction Locally
	Status Destroy/damage/v	Date 06/07/2017	NIC #		State #		Local #		OAN
	Name (Last, First, Middle) Heathcote Botanical Garden,				DOB		Age	Race	Sex

Notes

SPRAYPAINTED

3	Property Description CD'S / DVD'S			Make		Model		Caliber	
	Color	Serial No.		Value \$0.00		Qty 1.000		Unit	Jurisdiction Locally
	Status Evidence	Date 06/07/2017	NIC #		State #		Local #		OAN
	Name (Last, First, Middle) * No name *				DOB		Age	Race	Sex

Notes

photos of scene.

INCIDENT/INVESTIGATION REPORT

Fort Pierce Police Department

Case # 17-06-00201

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found						
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
D R U G S						

Assisting Officers

Suspect Hate / Bias Motivated: *Unknown (Offender's motivation not known)*

NARRATIVE

REPORTING OFFICER NARRATIVE

Fort Pierce Police Department

		OCA 17-06-00201
Victim HEATHCOTE BOTANICAL GARDEN	Offense VANDALISM	Date / Time Reported Thu 06/08/2017 09:40

On 06/08/2017, at approximately 0847 hours, I responded to 210 Savannah Road at the Heathcote Botanical Gardens, in reference to an act of vandalism. Upon arrival, I made contact with Diane Kimes, the complainant.

The complainant left the business yesterday around 1800 hours and came back this morning at 0815 hours. As she was walking the east side of the garden, by the patio, she noticed a white liquid on a good part of the ramp and a table. There was no container around. The liquid was later identified as paint. It appeared to have been recently dropped by an unknown suspect. Because the paint was fresh, the complainant was able to wash it off with water.

I later canvassed the area, no additional pertinent information was gathered.

With the exhaustion of investigative leads, this case was classified as inactive/pending.

BWC is available for review.

Incident Report Related Property List

Fort Pierce Police Department

OCA: 17-06-00201

1	Property Description COMPUTER DISC/CD/DVD/USB DRV			Make		Model		Caliber	
	Color	Serial No.	Value \$1.00	Qty 1.000	Unit EA	Jurisdiction Locally			
	Status Evidence	Date 06/08/2017	NIC #	State #	Local #		OAN		
	Name (Last, First, Middle) * No name *			DOB		Age	Race	Sex	

Notes

Photos of scene

2	Property Description STRUCTURE - OTHER			Make		Model		Caliber	
	Color	Serial No.	Value \$100.00	Qty 1.000	Unit EA	Jurisdiction Locally			
	Status Destroy/damage/va	Date 06/07/2017	NIC #	State #	Local #		OAN		
	Name (Last, First, Middle) Heathcote Botanical Garden,			DOB		Age	Race	Sex	

Notes

Patio floor damaged with paint

COMMUNICATIONS

Call Time	Event ID	Rpt #	Street	Nature	Addi Business
10/23/2016 14:48:4	161030562		210 SAVANNAH RD	PREMISE ALARM	GARDENS HEATHCOTE
10/26/2016 07:51:0	161033992		210 SAVANNAH RD	ANIMAL COMPLAIN	HEATHCOTE BOTANIC
10/29/2016 20:16:3	161039043		210 SAVANNAH RD	OPEN DOOR OR WI	HEATHCOTE BOTANIC
11/25/2016 16:59:3	161132608		210 SAVANNAH RD	DETAIL OR INFOR	HEATHCOTE BOTANIC
11/26/2016 17:35:0	161133752		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/02/2016 17:26:5	161202446		210 SAVANNAH RD	DETAIL OR INFOR	HEATHCOTE BOTANIC
12/09/2016 17:32:0	161211851		210 SAVANNAH RD	DETAIL OR INFOR	HEATHCOTE BOTANIC
12/10/2016 17:33:2	161213027		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/16/2016 17:32:3	161220974		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/17/2016 17:32:0	161222131		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/22/2016 17:28:4	161228453		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/22/2016 20:39:3	161228621		210 SAVANNAH RD	FOOT PATROL OR	GARDENS HEATHCOTE
12/23/2016 17:31:2	161229612		210 SAVANNAH RD	DETAIL OR INFOR	GARDENS HEATHCOTE
12/30/2016 17:43:3	161237848		210 SAVANNAH RD	DETAIL OR INFOR	HEATHCOTE BOTANIC
12/31/2016 17:43:0	161239014		210 SAVANNAH RD	DETAIL OR INFOR	HEATHCOTE BOTANIC
02/13/2017 18:48:2	170217083		210 SAVANNAH RD	STAND BY	HEATHCOTE BOTANIC
02/19/2017 19:44:1	170225352		210 SAVANNAH RD	SUSPICIOUS PERS	GARDENS HEATHCOTE
05/30/2017 14:09:2	170539422		210 SAVANNAH RD	ANIMAL COMPLAIN	HEATHCOTE BOTANIC
06/07/2017 12:19:0	170607992	17060017	210 SAVANNAH RD	VANDALISM	HEATHCOTE BOTANIC
06/08/2017 08:26:3	170608945	17060020	210 SAVANNAH RD	VANDALISM	GARDENS HEATHCOTE
06/24/2017 20:00:5	170630922		210 SAVANNAH RD	DISTURBANCE	HEATHCOTE BOTANIC
07/02/2017 08:57:0	170701683		210 SAVANNAH RD	PREMISE ALARM	HEATHCOTE BOTANIC
07/19/2017 19:09:4	170725663		210 SAVANNAH RD	PREMISE ALARM	HEATHCOTE BOTANIC
07/23/2017 13:43:3	170730468		210 SAVANNAH RD	PREMISE ALARM	GARDENS HEATHCOTE

Special Magistrate Blandino Hearing**8.B.****Meeting Date:** 11/01/2017**Re:** Case 17-2350 False Alarm Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2350	110 S Ocean Dr	Fort Pierce Inlet Beach Resort, LLC	Cynthia Ricker
---------	----------------	-------------------------------------	----------------

CASE INFORMATION:

Case Initiated:	September 6,2017	Type of Presentation:	Alarm Appeal
-----------------	------------------	-----------------------	--------------

OWNER:

APPELLATE: Fort Pierce Inlet Beach Resort Angela Robinson 110 S. Ocean Drive Fort Pierce, FL 34949	
---	--

VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	# of prior alarms	Total Due
08/9/2017	14-24 – Excessive false alarm signals	Commercial	0	0
08/12/2017	14-24 – Excessive false alarm signals	Commercial	1	\$100.00
08/21/2017	14-24 – Excessive false alarm signals	Commercial	2	\$200.00

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.

Attachments

Alarm account history
 Appeal request
 Alarm repair invoice

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 10/27/2017

Started On: 10/09/2017 03:31 PM

Account History: 33517

Name: FORT PIERCE INLET BEACH RESORT LLC
Address: 110 S OCEAN DR
 FORT PIERCE, FL 34949
Location: Commercial
Status: Active
Agency: Fort Pierce FL
Issued: 7/19/2014
Expiration: 7/19/2018
Escrow: \$0.00
Length of History: All
Regstrn Frm [Click Here to view Registration Information](#)

Total Actions	Total Alrms Counted	Total Alrms Ignrd/Valid	Total Charged	Total Appealed	Total Refund	Total Paid	Total Outstanding
4	3	0 / 0	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00

Invoice	Action Taken	Hrng Dt	Actn/Sent	Hearing #	Charge	Payment
2927	<Hearing Request>	9/21/2017	9/21/2017	53	\$0.00	\$0.00
					\$0.00	\$0.00

Invoice	CaseNo	Charged	Adjud	Refunded	Comments
2355	170827308	\$200.00	\$0.00	\$0.00	
2208	170815039	\$100.00	\$0.00	\$0.00	
2105	170811751	\$0.00	\$0.00	\$0.00	

Hearing Comments:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2355	FA3 Plus Com	8/21/2017	8/23/2017 8/30/2017	170827308	\$200.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/22/2016
 In Abeyance flag set: 9/21/2017

Ofcr: Incdnt Time: 10:02:52 Dispatch: UDTs: {FP547} ACKNOWLEDGED OK [08/21/17 10:11:34 PATEK]110 S OCEAN AND 2041 SEAWAY SHOWING GOOD 1020S ON THE MAPPING S14 [08/21/17 10:07:14 PATEK]RESTUANT/HOTEL ON THE BEACH [08/21/17 10:04:35 JEFFREYJ]BRIAN PAUL//RESD//AUD//IND PANIC//TREC 1002//772-519-0464 [08/21/17 10:04:08 JEFFREYJ]

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2208	FA2 Com	8/12/2017	8/17/2017 8/23/2017	170815039	\$100.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/13/2016
 In Abeyance flag set: 9/21/2017

Ofcr: Incdnt Time: 12:27:57 Dispatch: {FP558} BUSINESS AS USUAL MR MCELLROY IS A REP [08/12/17 12:53:33 BRANCHS]UDTs: {FP558} ACKNOWLEDGED OK [08/12/17 12:52:46 KARMANH] AUDI IND ENTRY/EXIT FOR ZONE 000//TREC 1227//772-519-0464 [08/12/17 12:29:06 CORNETTB]

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2105	FA1 Com	8/9/2017	8/10/2017 8/17/2017	170811751	\$0.00 \$0.00	\$0.00 \$0.00

Account History: 33517

Counted from Floating (365 Days) Date: 8/10/2016

In Abeyance flag set: 9/21/2017

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	22:20:33			N	N	1
Dispatch:	UDTS: MESSAGE DELIVERED [08/09/17 22:21:03 HAGERMANJ]800432-1429 [08/09/17 22:20:31 SUITL]ZONE 4 SMK OULL BLDG B [08/09/17 22:20:04 SUITL]					
Officer:						

9/22/2017

Alarm Administration

Account History: 33517

Administrative Notes:

[9/21/2017 4:27:18 PM mstarnes] RCVD APPEAL VIA EMAIL

[4/3/2017 7:13:09 AM lpotter] WITHIN FORT PIERCE

Account History: 33517

False Alarms By Month

Month	Count	Percent
January	0	0%
February	0	0%
March	0	0%
April	0	0%
May	0	0%
June	0	0%
July	0	0%
August	3	100%
September	0	0%
October	0	0%
November	0	0%
December	0	0%
Total	3	100%

False Alarms By Day Of Week

Day	Count	Percent
Sunday	0	0%
Monday	1	33%
Tuesday	0	0%
Wednesday	1	33%
Thursday	0	0%
Friday	0	0%
Saturday	1	33%
Total	3	100%

False Alarms By Hour Of Day

Hour	Count	Percent
00:00 - 00:59	0	0%
01:00 - 01:59	0	0%
02:00 - 02:59	0	0%
03:00 - 03:59	0	0%
04:00 - 04:59	0	0%
05:00 - 05:59	0	0%
06:00 - 06:59	0	0%
07:00 - 07:59	0	0%
08:00 - 08:59	0	0%
09:00 - 09:59	0	0%
10:00 - 10:59	1	33%
11:00 - 11:59	0	0%
12:00 - 12:59	1	33%
13:00 - 13:59	0	0%
14:00 - 14:59	0	0%
15:00 - 15:59	0	0%
16:00 - 16:59	0	0%
17:00 - 17:59	0	0%
18:00 - 18:59	0	0%
19:00 - 19:59	0	0%
20:00 - 20:59	0	0%
21:00 - 21:59	0	0%
22:00 - 22:59	1	33%
23:00 - 23:59	0	0%
Total	3	100%

F I F
ACCT 33517

Amanda Mingione

From: Angela Robinson <angelarobinson@pelicanseafoodcompany.com>
Sent: Wednesday, September 6, 2017 12:14 PM
To: FortPierceFL
Subject: FARP
Attachments: fparp.pdf

INT# 3355
2208
2105

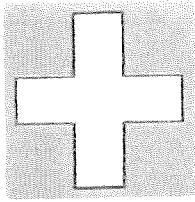
We at the Inlet Grill (33517)110 South Ocean Drive have received fines for false alarms on these premises. We had a problem with salt corrosion on our alarms and have had Total Life Safety corp repair these as soon as they were detected.

We are requesting an appeal on these charges. I will attach notices and the invoice from the repair. Please consider our appeal.

Thank you,
Angela

--

Angela M Robinson
Pelican Seafood Company/
Inlet Beach Bar & Grill/Beachfront Inn
Fort Pierce, FL 34950
angelarobinson@pelicanseafoodcompany.com
772-801-1425 ext 701
Fax 772-461-5003



Total LifeSafety Corporation

PO Box 100
 Palm City, FL 34990
 P: 772-334-0577
 F: 772-334-0576

Invoice

Date	Invoice #
8/14/2017	22849

Bill To
Inlet Bar & Grill 110 S Ocean Drive Fort Pierce, FL 34949

Ship To
Inlet Bar & Grill 110 S Ocean Drive Fort Pierce, FL 34949

P.O. No.	Technician	Service Date	Terms	Due Date
	JAG	8/10/2017	Net 30	9/13/2017
Item	Description	Quantity	Rate	Amount
Service - Fire Al...	Alarm zone 4 smoke's and pull's Building B; Troubleshoot zone 4 Building B and found a short, replaced two NRG-12 pulls stations and cleaned short./ Clean and serviced all contacts in zone 4. Advised customer about the conditions of all the other pull stations being corroded. Service Ticket 8466	1.00	432.50	432.50
Please reference invoice number on all payments We accept checks or credit card payments.		Subtotal		5432.50
		Sales Tax (6.5%)		\$28.11
		Payments/Credits		\$0.00
		Balance Due		\$460.61