

SPECIAL MAGISTRATE ROSS

BOARD AGENDA

Special Magistrate Hearing - Wednesday, December 6, 2017 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

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

4. **PUBLIC HEARINGS - CITATIONS**

A.

17-2288 PK	109 N 2ND ST	Consalvo, Stacy Ewing	Vincent Alesi
------------	--------------	-----------------------	---------------

B.

17-2333 PK	20 Orange Ave	Alfonso, Todd Jason	Vincent Alesi
------------	---------------	---------------------	---------------

C.

17-2388 PK	100 Block N Depot Lane	Prado, Virginia Quintas	Vincent Alesi
------------	------------------------	-------------------------	---------------

D.

17-2397 PK	Marina Way & N 2 nd Street	Guerin, Angela, R	Vincent Alesi
------------	---------------------------------------	-------------------	---------------

E.

17-2855 AC	335 Hernando St.	Smith, Tracie	Kenny Nelson
------------	------------------	---------------	--------------

F.

17-2310 AC	2717 Oak Alley Dr.	Nutt, Stephen	BJ Gasparre
------------	--------------------	---------------	-------------

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

17-1174 CE	512 N 17th St. Units A, B, C	Fort Pierce Holdings LLC	Shaun Coss
------------	------------------------------	--------------------------	------------

B.

17-0418 CE	1921 - 1923 Avenue D	Garota Gata LLC	Shaun Coss
------------	----------------------	-----------------	------------

C.

17-1010 CE	906 N 22nd St.	Hicks, Cassandra	Shaun Coss
------------	----------------	------------------	------------

D.

17-1167 CE	1506 Avenue I	Bain, Eurilla	Shaun Coss
------------	---------------	---------------	------------

E.	17-1168 CE	409 Cedar Pl	Cruickshank, Cephus	Shaun Coss
F.	16-0027 CE	411 Cedar Pl (East Unit)	Cruickshank, Cephus	Shaun Coss
G.	17-0388 CE	605 Ixoria Ave 1-B	Cosa Nostra Investments LLC	Shaun Coss
H.	17-1194 CE	315 S 17th St (Upstairs Unit)	Lazare, Ermith	Shaun Coss
I.	17-1492 CE	1008 Avenue F	Dellepere (TR), Patricia	Heather Debevec
J.	17-1496 CE	1008 Avenue F Unit B	Dellepere (TR), Patricia	Heather Debevec
K.	17-1813 CE	221 North US Highway 1	Lemen Inc	Heather Debevec
L.	17-1457 CE	1502 Yosemite Ct	Spells, Jason King, Cheryl	Janey Vanderhorst
M.	17-2322 CE	325 Hernando St	Fazio, Charles Rosa, Wanda Sierra, Taina	Heather Debevec
N.	17-2323 CE	1128 Hernando Street	Scott, Matthew Scott, Becky	Heather Debevec
O.	17-2865 CE	1841 Gulfstream Avenue	Crincolli, Anthony	Heather Debevec
P.	17-1572 CE Cit	355 South Ocean Drive	Avalon Beach Club	Heather Debevec
Q.	17-1734 CE	2714 Rhode Island Avenue	Wright, Mary C	Andy Avery
R.	17-1761 CE	2808 Avenue B	Hunt, Dianne Willingham, Nita L	Andy Avery
S.	17-1762 CE	201 N 29th Street	Jimenez, Claudio	Andy Avery
T.	17-1410CE	610 N 23rd Street	Bellamy, Richard (EST)	Andy Avery
0.	17-1840 CE	1302 Avenue O	Blakely, Adriene D	Isaac Saucedo
0.	17-2251 CE	1405 N 15th St	Mathieu, Josette Joseph, Marie	Isaac Saucedo

0.	17-1717 CE	903 Citrus Ave	Williams, Kimberly	Isaac Saucedo
----	------------	----------------	--------------------	---------------

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

A.	15-0643 MS	1204 N 25th Street	Drummond, Kenneth	Shaun Coss
----	------------	--------------------	-------------------	------------

B.	15-1339 MS	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
----	------------	--------------------	---------------------	------------

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

A.	98-2952 LN	519 N 19th Street	Woods, George	Peggy Arraiz
----	------------	-------------------	---------------	--------------

0.	07-3546 LN	1707 Sunset Isles Road	Brown, Sherry A	Peggy Arraiz
----	------------	------------------------	-----------------	--------------

8. **OTHER CASES**

A.	17-2802 AA	822 Seaway Dr	Chuck's Seafood Restaurant	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.

Special Magistrate Blandino Hearing

4.A.

Meeting Date: 12/06/2017

Re: Case #17-2288- Citation #0118PK-Consalvo

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

Information

SUBJECT:

17-2288 PK	109 N 2ND ST	Consalvo, Stacy Ewing	Vincent Alesi
------------	--------------	-----------------------	---------------

CASE INFORMATION:

Case Initiated:	September 27,2017	Type of Presentation:	Citation
-----------------	-------------------	-----------------------	----------

OWNER:

VIOLATOR: Stacy Ewing Consalvo	Parking Violation: Citation # 0118 PK
-----------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0118 PK	10-23 Parking Regulation	\$50.00 x 1	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 11/29/2017

Started On: 11/08/2017 08:54 AM

Special Magistrate Blandino Hearing**4.B.****Meeting Date:** 12/06/2017**Re:** Case #17-2333 -Citation #0148 PK - Alfonso**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2333 PK	20 Orange Ave	Alfonso, Todd Jason	Vincent Alesi
------------	---------------	---------------------	---------------

CASE INFORMATION:

Case Initiated:	October 04, 2017	Type of Presentation:	Citation
-----------------	------------------	-----------------------	----------

OWNER:

VIOLATOR: Todd Jason Alfonso	Parking Violation: Citation #0148 PK
---------------------------------	---

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0148 PK	10-23 Parking Regulation	\$50.00 x 1	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 11/29/2017

Started On: 11/14/2017 09:31 AM

Special Magistrate Blandino Hearing**4.C.****Meeting Date:** 12/06/2017**Re:** Case # 17-2388 - Citation #0336PK - Prado**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2388 PK	100 Block N Depot Lane	Prado, Virginia Quintas	Vincent Alesi
------------	------------------------	-------------------------	---------------

CASE INFORMATION:

Case Initiated:	October 11, 2017	Type of Presentation:	Citation
-----------------	------------------	-----------------------	----------

OWNER:

VIOLATOR: Virginia Quintas Prado	Parking Violation: Citation # 0336 PK
-------------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
# 0336 PK	10-23 Parking Regulation	\$50.00 x 1	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 11/29/2017

Started On: 11/14/2017 09:53 AM

Special Magistrate Blandino Hearing

4.D.

Meeting Date: 12/06/2017

Re: Case # 17-2397 - Citation #0340PK- Guerin

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

Information

SUBJECT:

17-2397 PK	Marina Way & N 2 nd Street	Guerin, Angela, R	Vincent Alesi
------------	---------------------------------------	-------------------	---------------

CASE INFORMATION:

Case Initiated:	October 13, 2017	Type of Presentation:	Citation
-----------------	------------------	-----------------------	----------

OWNER:

VIOLATOR: Angela R Guerin	Parking Violation: Citation # 0340 PK
------------------------------	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
0340 PK	10-23 Parking Regulation	\$50.00 x 1	\$50.00	\$10.00	\$18.00	\$78.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above.

Form Review

Form Started By: Vincent Alesi
Final Approval Date: 11/29/2017

Started On: 11/14/2017 11:15 AM

Special Magistrate Blandino Hearing**4.E.****Meeting Date:** 12/06/2017**Re:** # 17-2855 - 335 Hernando St.**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2855 AC	335 Hernando St.	Smith, Tracie	Kenny Nelson
------------	------------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	October 3, 2017	Type of Presentation:	Citation
-----------------	-----------------	-----------------------	----------

OWNER:

VIOLATOR: Tracie Smith 335 Hernando St. Fort Pierce FL. 34950	
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
236AC	4-21 Running At Large	\$50.00 x 1	\$50.00	\$10.00	\$5.00	\$65.00
237AC	4-21 Running At Large	\$50.00 X 1	\$50.00	\$10.00	\$5.00	\$65.00
238AC	4-27 Rabies Vaccination Req.	\$100.00 x 1	\$100.00	\$10.00	\$5.00	\$115.00
239AC	4-27 Rabies Vaccination Req.	\$100.00 x 1	\$100.00	\$10.00	\$5.00	\$115.00
240AC	4-51 Registration Tag Req.	\$50.00 x 1	\$50.00	\$10.00	\$5.00	\$65.00
241AC	4-51 Registration Tag Req.	\$50.00 x 1	\$50.00	\$10.00	\$5.00	\$65.00

CORRECTIVE ACTIONS:

1. Secure dogs at all times.
2. Obtain Rabies Vaccinations for both dogs.
3. Obtain City Tags for both dogs.

RECOMMENDATION:

Magistrate finds City requests that if the Special the violation(s) exist, the violator be assessed the total due \$490.00 as indicated above.

Form Started By: Barbara Gasparre
Final Approval Date: 11/29/2017

Started On: 11/15/2017 02:57 PM

Special Magistrate Blandino Hearing

4.F.

Meeting Date: 12/06/2017

Re: Case # 17 - 2310 - 2717 Oak Alley Dr.

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

Information

SUBJECT:

17-2310 AC	2717 Oak Alley Dr.	Nutt, Stephen	BJ Gasparre
------------	--------------------	---------------	-------------

CASE INFORMATION:

Case Initiated:	October 4, 2017	Type of Presentation:	Citation
-----------------	-----------------	-----------------------	----------

OWNER:

VIOLATOR: Stephen Nutt 2717 Oak Alley Dr. Fort Pierce, FL 34950	
--	--

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
211AC	4-40 Public Nuisance	\$50.00	\$50.00	\$10.00	\$5.00	\$65.00

CORRECTIVE ACTIONS:

1. Stop dogs from Barking

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due \$65.00 as indicated above

Form Review

Form Started By: Barbara Gasparre

Started On: 11/16/2017 03:45 PM

Final Approval Date: 11/29/2017

Special Magistrate Blandino Hearing

5.A.

Meeting Date: 12/06/2017

Re: Case #17-1174 - 512 N 27th St. Units A, B, C

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

Information

SUBJECT:

17-1174 CE	512 N 17th St. Units A, B, C	Fort Pierce Holdings LLC	Shaun Coss
------------	------------------------------	--------------------------	------------

CASE INFORMATION:

Case Initiated:	June 5, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: Fort Pierce Holdings LLC 211 NW 5th Ave Hallandale, FL 33009	OCCUPIED BY:
---	---------------------

VIOLATIONS:

- IPMC 108.1.1, Unsafe Structure**
- IPMC 108.1.3, Structure Unfit for Human Occupancy**
- IPMC 304.1, Exterior Structure**
- IPMC 304.6, Exterior Walls**
- IPMC 304.7, Roofs and Drainage**
- IPMC 304.10, Stairways, Decks, Porches & Balconies**
- IPMC 304.13, Windows, Doors & Frames**
- IPMC 304.13.1, Glazing**
- IPMC 304.14, Insect Screens**
- IPMC 305.2, Structural Members**
- IPMC 305.3, Interior Surfaces**
- IPMC 305.4, Walking Surfaces**
- IPMC 309.1, Infestation**
- IPMC 402.3, Light- Other Spaces**
- IPMC 502.1, Required Facilities**
- IPMC 504.1, Plumbing Fixtures**
- IPMC 505.1, Water System**
- IPMC 704.1, Fire Protection Systems**
- IPMC 704.2.1, Smoke Alarms**

CORRECTIVE ACTIONS:

Applicable to Units A, B & C:

1. Have the properties professionally treated for the infestation of termites, roaches and rats, and provide documentation of such treatment.
2. Repair or replace the sub-floors where they are damaged.
3. Replace missing window screens.
4. Replace batteries in smoke detectors and repair or replace smoke detectors as required.
5. Repair or replace all interior walls where they are damaged. Seal all holes in interior walls and ceilings to prevent entry of rodents and insects.
6. Replace all damaged and/or missing door sweeps and weather stripping.

Applicable to Unit A:

1. Replace all rotten porch deck boards.
2. Properly install the shower/tub faucet handle.
3. Repair or replace the roof where it is leaking.
4. Repair or replace all water damaged ceilings.
5. The kitchen sink is no longer securely affixed to the cabinet base. Repair or replace the cabinet base to securely support the kitchen sink.
6. Repair or replace the light fixture in the bedroom.
7. Properly seal the shower/tub enclosure so that water does not penetrate the walls behind or below.

Applicable to Unit B:

1. Seal all holes in the exterior walls allowing entry of rodents.
2. Repair or replace the roof where it is leaking.
3. Repair or replace all water damaged ceilings.
4. Hot water must be supplied to the bathroom sink.
5. Replace the missing water valve handle.
6. Repair all exterior rotten wood.

Applicable to Unit C:

1. Replace all broken window glazing.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 05:38 PM

Special Magistrate Blandino Hearing

5.B.

Meeting Date: 12/06/2017

Re: Case #17-418 - 1921-1923 Avenue D

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

Information

SUBJECT:

17-0418 CE	1921 - 1923 Avenue D	Garota Gata LLC	Shaun Coss
------------	----------------------	-----------------	------------

CASE INFORMATION:

Case Initiated:	February 27, 2017	Type of Presentation:	Regular
-----------------	-------------------	-----------------------	---------

OWNER:

OWNER: Garota Gata LLC ATTN: Henry Regan 9314 Forest Hill Blve #313 West Palm Beach, FL 33411	OTHER: Corporation Service Company Registered Agent for Garota Gata LLC 1201 Hays St. Tallahassee, FL 32301
--	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the installation of the exterior door on the east elevation of the building and for the replacement of drywall throughout 1921 Avenue D.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 05:46 PM

Special Magistrate Blandino Hearing

5.C.

Meeting Date: 12/06/2017

Re: Case #17-1010 - 906 N 22nd St

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

Information

SUBJECT:

17-1010 CE	906 N 22nd St.	Hicks, Cassandra	Shaun Coss
------------	----------------	------------------	------------

CASE INFORMATION:

Case Initiated:	May 11, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: Cassandra Hicks 5810 Spanish River Rd. Fort Pierce, FL 34951	OCCUPIED BY:
---	---------------------

VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.15 Exterior Doors**
- IPMC 305.3 Interior Surfaces**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 505.3 Water Supply**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.2.1 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Replace smoke alarms as required.
2. Piping is leaking behind the wall of the shower. Repair all leaking piping.
3. The drain pipe for the washing machine has been replaced or reconfigured without a proper permit. Additionally, it appears to be draining underground. Obtain a permit and ensure the piping is properly connected to the sanitary sewer system.
4. Repair or replace the ceiling where it is cracking or is otherwise damaged.
5. Replace electrical receptacle faceplates where they are missing.
6. Repair or replace the exterior door hardware and/or door frames. The doors are no longer securely attached to the frames.
7. Replace window hardware as needed. The window easily falls out/ could easily fall out of the frame during normal operation.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss

Started On: 11/02/2017 05:51 PM

Final Approval Date: 11/29/2017

Special Magistrate Blandino Hearing

5.D.

Meeting Date: 12/06/2017

Re: Case #17-1167 - 1506 Avenue I

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

Information

SUBJECT:

17-1167 CE	1506 Avenue I	Bain, Eurilla	Shaun Coss
------------	---------------	---------------	------------

CASE INFORMATION:

Case Initiated:	June 5, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: Eurilla Bain 1506 Avenue I Fort Pierce, FL 34950	OCCUPIED BY:
---	---------------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for enclosing the patio, for all framing and installation and/or replacement of drywall.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 05:55 PM

Special Magistrate Blandino Hearing

5.E.

Meeting Date: 12/06/2017

Re: Case #17-1168 - 409 Cedar Pl

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

Information

SUBJECT:

17-1168 CE	409 Cedar Pl	Cruickshank, Cephus	Shaun Coss
------------	--------------	---------------------	------------

CASE INFORMATION:

Case Initiated:	June 5, 2017	Type of Presentation:	Repeat
-----------------	--------------	-----------------------	--------

OWNER:

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

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- ?IPMC 302.3 Sidewalks & Driveways**
- IPMC 304.1 Exterior Structure**
- IPMC 304.6 Exterior Walls**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.2 Electrical Receptacles**

CORRECTIVE ACTIONS:

Exterior Issues:

1. Replace all rotten wood.
2. Repair or replace all overhangs over entry doors.
3. Repair or replace all sidewalks leading to the units.

Interior Issues applicable to 409 Cedar Place, West Unit AKA 409.5 Cedar Place:

1. The unit is infested with termites, roaches and ants. Have the property professionally treated and provide documentation of such treatment.
2. Repair or replace the sub-floor where it is weak or obtain documentation from a design professional that the sub-floor is structurally sound.

3. Replace the interior walls with termite damage or that are otherwise damaged.
4. Replace all damaged interior doors.
5. Replace the weather stripping and/or door sweeps so that the entry doors are weather tight.
6. Replace faceplates on electrical receptacles where they are missing.
7. Repair or replace the stove, only the burners on the right are igniting.
8. Repair or replace the bathroom sink faucet, it is constantly dripping.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 05:58 PM

Special Magistrate Blandino Hearing

5.F.

Meeting Date: 12/06/2017

Re: Case #16-27 - 411 Cedar PI (East Unit)

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

Information

SUBJECT:

16-0027 CE	411 Cedar PI (East Unit)	Cruickshank, Cephus	Shaun Coss
------------	--------------------------	---------------------	------------

CASE INFORMATION:

Case Initiated:	January 6, 2017	Type of Presentation:	Repeat
-----------------	-----------------	-----------------------	--------

OWNER:

OWNER: Cephus Cruickshank 2312 N 44th St. Fort Pierce, FL 34946	OCCUPIED BY:
---	---------------------

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.1 Exterior Structure**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 304.13.1 Glazing**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.15 Exterior Doors**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 305.4 Walking Surfaces**
- IPMC 305.6 Interior Doors**
- IPMC 309.1 Infestation**
- IPMC 404.7 Food Preparation**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.4 Wiring**
- IPMC 704.2.1 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Obtain a permit to demolish the rear detached structure that is dilapidated.
2. Replace all damaged exterior walls.
3. Repair or replace the roof where it is leaking.
4. Repair or replace the rear porch supports and overhangs.
5. Remove the screws from the windows and replace all damaged window hardware and locks.
6. Install weather stripping or make necessary repairs to make doors and windows weather tight.
7. Repair or replace the deadbolts in the exterior doors.
8. Repair the subfloor in the bathroom.
9. Repair or replace all damaged drywall and other interior surfaces.
10. Repair or replace all damaged interior doors and/or hardware.
11. The structure is infested with termites, have the property treated.
12. Repair or replace the refrigerator.
13. Repair or replace the piping under the kitchen and bathroom sink.
14. Replace the panel on the water heater.
15. Replace electrical faceplates where they are damaged.
16. Replace all damaged and/or missing smoke alarms.
17. Remove all unsafe electrical wiring.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 06:03 PM

Special Magistrate Blandino Hearing

5.G.

Meeting Date: 12/06/2017

Re: Case #17-0388 - 605 Ixoria Ave 1-B

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

Information

SUBJECT:

17-0388 CE	605 Ixoria Ave 1-B	Cosa Nostra Investments LLC	Shaun Coss
------------	--------------------	-----------------------------	------------

CASE INFORMATION:

Case Initiated:	August 16, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

<p>OWNER: Cosa Nostra Investments LLC 228 Hibiscus St, Suite 5 Jupiter, FL 33458</p>	<p>OTHER: Diane Burns Registered Agent for Cosa Nostra Investments LLC 11419 Orange Grove Blvd West Palm Beach, FL 33411</p>
---	---

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for interior demolition that took place prior to your ownership; or obtain a permit for replacement of drywall.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 06:07 PM

Special Magistrate Blandino Hearing

5.H.

Meeting Date: 12/06/2017

Re: Case #17-1194 - 315 S 17th St

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

Information

SUBJECT:

17-1194 CE	315 S 17th St (Upstairs Unit)	Lazare, Ermith	Shaun Coss
------------	-------------------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	June 6, 2017	Type of Presentation:	Repeat
-----------------	--------------	-----------------------	--------

OWNER:

OWNER: Ermith Lazare 3406 Menedez Ave Fort Pierce, FL 34947	OCCUPIED BY:
---	---------------------

VIOLATIONS:

- Section(s): IPMC 108.1.2 Unsafe Equipment
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.6 Exterior Walls
- IPMC 304.7 Roofs & Drainage
- IPMC 304.10 Stairways, Decks, Porches & Balconies
- IPMC 304.13 Windows, Doors & Frames
- IPMC 305.2 Structural Members
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 309.1 Infestation
- IPMC 504.1 Plumbing Fixtures
- IPMC 504.3 Plumbing System Hazards
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 704.1 Fire Protection Systems
- IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. The exterior stairs are unsafe. Hire a properly licensed contractor to obtain a permit and make all necessary repairs to the steps, and handrails.
2. Hire a properly licensed contractor to repair the roof where it is damaged. Shingles loosely nailed to the roof and side of the building is not a sufficient repair.
3. Seal all holes on the exterior of the structure allowing entry of rodents.
4. Seal all interior walls and ceilings allowing entry of rodents or where walls and ceilings are otherwise damaged.
5. The potable water supply for the upper unit is exposed and no longer buried. Provide proper protection to prevent contamination and leaks.
6. Replace all missing or damaged electrical disconnect covers, receptacle covers and box covers.
7. Repair or replace the stove and the exhaust system.
8. Repair or replace all under the sink plumbing that is leaking.
9. Hire a properly licensed electrician to replace the unsafe wiring on the water heater; and to diagnose and repair the non-working electrical outlets.
10. Replace batteries in smoke detectors and replace smoke detectors as needed.
11. The sub-floor is weak in several areas. Hire a properly licensed contractor to obtain a permit to make all necessary repairs.
12. Replace all missing knobs on interior doors.
13. The exterior door is rotten and is no longer weather tight. Replace the door.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 11/29/2017

Started On: 11/02/2017 06:11 PM

Special Magistrate Blandino Hearing

5.I.

Meeting Date: 12/06/2017

Re: Case # 17-1492 - 1008 Avenue F

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

Information

SUBJECT:

17-1492 CE	1008 Avenue F	Dellepere (TR), Patricia	Heather Debevec
------------	---------------	--------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

OWNER: Patricia Dellepere (TR) 1841 Banks Rd Margate, FL 33063	OCCUPIED BY: Ellis Fletcher 1008 Avenue F Ft. Pierce, FL 34950
--	--

VIOLATIONS:

Section(s): 5-368 (1)(4) - Property Maintenance
 Section(s): 16-46, 16-47, 16-48 (1)(5) - Outside Storage

CORRECTIVE ACTIONS:

1. Repair the screening on the porch, repair the hole on the east side, paint the bare wooden stairs.
2. Remove the various debris and trash from the yard.

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: 11/29/2017

Started On: 11/04/2017 03:00 PM

Special Magistrate Blandino Hearing

5.J.

Meeting Date: 12/06/2017

Re: Case# 17-1496 - 1008 Avenue F Unit B

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

Information

SUBJECT:

17-1496 CE	1008 Avenue F Unit B	Dellepere (TR), Patricia	Heather Debevec
------------	----------------------	--------------------------	-----------------

CASE INFORMATION:

Case Initiated:	July 7, 2017	Type of Presentation:	Regular
-----------------	--------------	-----------------------	---------

OWNER:

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

VIOLATIONS:

Section(s): 5-368 (4) (7) - Property Maintenance

CORRECTIVE ACTIONS:

1. Paint the bare exposed wood steps and railings.
2. Obtain a permit to repair the driveway of the pot holes, exposed pipes, and exposed cement pieces.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 11/04/2017 03:21 PM

Final Approval Date: 11/29/2017

Special Magistrate Blandino Hearing**5.K.****Meeting Date:** 12/06/2017**Re:** Case # 17-1813 - 221 North US Highway 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1813 CE	221 North US Highway 1	Lemen Inc	Heather Debevec
------------	------------------------	-----------	-----------------

CASE INFORMATION:

Case Initiated:	August 19, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: Lemen Inc 3401 S US Highway 1, Ste 2 Ft. Pierce, FL 34982	REGISTERED AGENT: Elizabeth Mendez 3401 S US Highway 1 Ste 2 Ft. Pierce, FL 34982
INTERESTED PARTY: Heller & Zion, LLP 1428 Brickell Ave, Ste 700 Miami, FL 33131	

VIOLATIONS:

Section(s): 5-368(1) (4) - Property Maintenance

Section(s): 22-187(3) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Repair the rotting wood at the base of the pillar on the south side of the entrance.
2. Paint the building.
3. Trim the tree at the north west corner.

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: 11/29/2017

Started On: 11/04/2017 03:38 PM

Special Magistrate Blandino Hearing**5.L.****Meeting Date:** 12/06/2017**Re:** Case # 17-1457- 1502 Yosemite Ct**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1457 CE	1502 Yosemite Ct	Spells, Jason King, Cheryl	Janey Vanderhorst
------------	------------------	-------------------------------	-------------------

CASE INFORMATION:

Case Initiated:	July 03, 2017	Type of Presentation:	Regular
-----------------	---------------	-----------------------	---------

OWNER:

VIOLATOR: Jason Spells Cheryl King 1502 Yosemite Ct Fort Pierce, FL 34982	OCCUPIED BY:
Wilmington Trust National Assoc 1505 N Florida Ave Tampa, FL 33062	

VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
 Section 5-368 (6) – Fence Maintenance
 Section 5-368 (4) - Property Maintenance
 Section 5-368 (1) - Property Maintenance

CORRECTIVE ACTIONS:

1. House needs to be painted.
2. Pool and back porch screen enclosure need to be repaired. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3000.
3. Please remove all miscellaneous items that are being stored throughout yard or carport. They need to be stored in a shed or enclosed garage.
4. Please repair or replace fence. A permit may be required, please contact the Building Dpt. with any questions.

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 \$150.00 per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 11/29/2017

Started On: 11/06/2017 04:20 PM

Special Magistrate Blandino Hearing

5.M.

Meeting Date: 12/06/2017

Re: Case # 17-2322 - 325 Hernando Street

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

Information

SUBJECT:

17-2322 CE	325 Hernando St	Fazio, Charles Rosa, Wanda Sierra, Taina	Heather Debevec
------------	-----------------	--	-----------------

CASE INFORMATION:

Case Initiated:	October 5, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: Charles Fazio Wanda Rosa Taina Sierra 325 Hernando Street Ft. Pierce, FL 34949	
--	--

VIOLATIONS:

Section(s): 9-25 - Proof of business activity
 Section(s): 9-27 (b) - Doing business without a tax

CORRECTIVE ACTIONS:

1. Delete all advertisements from websites.
2. Obtain a business tax receipt.

RECOMMENDATION:

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

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

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2017

Started On: 11/07/2017 04:10 PM

Special Magistrate Blandino Hearing

5.N.

Meeting Date: 12/06/2017

Re: Case 17-2323 - 1128 Hernando Street

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

Information

SUBJECT:

17-2323 CE	1128 Hernando Street	Scott, Matthew Scott, Becky	Heather Debevec
------------	----------------------	--------------------------------	-----------------

CASE INFORMATION:

Case Initiated:	October 5, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: Matthew Scott Becky Scott 206 NE 80th Avenue Okeechobee, FL 34974	
--	--

VIOLATIONS:

Section(s): 9-25 - Proof of business activity
Section(s): 9-27 (b) - Doing business without a tax

CORRECTIVE ACTIONS:

1. Delete all advertisements from websites.
2. Obtain a business tax receipt.

RECOMMENDATION:

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

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

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

Form Review

Final Approval Date: 11/29/2017

Special Magistrate Blandino Hearing

5.O.

Meeting Date: 12/06/2017

Re: Case # 17 - 2865 - 1841 Gulfstream Avenue

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

Information

SUBJECT:

17-2865 CE	1841 Gulfstream Avenue	Crincolli, Anthony	Heather Debevec
------------	------------------------	--------------------	-----------------

CASE INFORMATION:

Case Initiated:	November 14, 2017	Type of Presentation:	Regular
-----------------	-------------------	-----------------------	---------

OWNER:

OWNER: Anthony Crincolli 1841 Gulfstream Ave Ft. Pierce, FL 34949	
--	--

VIOLATIONS:

Section(s): 9-25 - Proof of business activity; burden of proof on applicant.

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

CORRECTIVE ACTIONS:

1. Remove all ads from websites.
2. Obtain a valid business tax receipt.

RECOMMENDATION:

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

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

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

Form Started By: Heather Debevec
Final Approval Date: 11/29/2017

Started On: 11/14/2017 04:27 PM

Special Magistrate Blandino Hearing

5.P.

Meeting Date: 12/06/2017

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

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

Information

SUBJECT:

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

CASE INFORMATION:

Case Initiated:	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
00607CE	5-375(B) Sea Turtle Lighting	\$100.00	\$100.00	\$10.00		\$110.00

CORRECTIVE ACTIONS:

1. Change the light near the pool gate.

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 charges of \$10.00 to total \$110.00.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 11/29/2017

Started On: 11/14/2017 04:46 PM

Special Magistrate Blandino Hearing

5.Q.

Meeting Date: 12/06/2017

Re: Case # 17-1734 - 2714 Rhoda Island Avenue

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

Information

SUBJECT:

17-1734 CE	2714 Rhode Island Avenue	Wright, Mary C	Andy Avery
------------	--------------------------	----------------	------------

CASE INFORMATION:

Case Initiated:	August 9, 2017	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: Mary C Wright 2714 Rhode Island Avenue Ft Pierce, FL 34947	OCCUPIED BY:
---	---------------------

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair the fence or just remove the fence all together.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 11/29/2017

Started On: 10/30/2017 02:35 PM

Special Magistrate Blandino Hearing

5.R.

Meeting Date: 12/06/2017

Re: Case # 17-1761 - 2808 Avenue B

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

Information

SUBJECT:

17-1761 CE	2808 Avenue B	Hunt, Dianne Willingham, Nita L	Andy Avery
------------	---------------	------------------------------------	------------

CASE INFORMATION:

Case Initiated:	August 18, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: Dianne Hunt Nita L Willingham 2808 Avenue B Ft Pierce, FL 34947	OCCUPIED BY:
---	---------------------

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please have all vehicles operable and licensed at all times or remove them from the property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 11/29/2017

Started On: 10/30/2017 01:46 PM

Special Magistrate Blandino Hearing

5.S.

Meeting Date: 12/06/2017

Re: Case # 17-1762 - 201 N 29th Street

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

Information

SUBJECT:

17-1762 CE	201 N 29th Street	Jimenez, Claudio	Andy Avery
------------	-------------------	------------------	------------

CASE INFORMATION:

Case Initiated:	August 18, 2017	Type of Presentation:	Regular
-----------------	-----------------	-----------------------	---------

OWNER:

OWNER: Claudio Jimenez 201 N 29th Street Ft Pierce, FL 34950	OCCUPIED BY:
--	---------------------

VIOLATIONS:

- Section(s): 16-46, 16-47, 16-48 (10)(D) - Non-Operable Vehicles
- Section(s): 11-11 - Storage of Commodities
- Section(s): 16-46, 16-47, 16-48 (1)(5) - Outside Storage
- Section(s): 22-187 (13) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please have all vehicles and trailers on the property licensed and operable at all times or remove them from the property.
2. Please remove all storage of commodities from the trailer; it's not allowed.
3. Please remove all outside storage of buckets, containers and any other miscellaneous items from the yard.
4. Please cut the grass and weeds; weed around all areas needed so that the landscaping has a neat appearance from the street.

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: 11/29/2017

Started On: 10/30/2017 02:04 PM

Special Magistrate Blandino Hearing

5.T.

Meeting Date: 12/06/2017

Re: Case # 17-1410 - 610 N 23rd Street

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

Information

SUBJECT:

17-1410CE	610 N 23rd Street	Bellamy, Richard (EST)	Andy Avery
-----------	-------------------	------------------------	------------

CASE INFORMATION:

Case Initiated:	August 22, 2017	Type of Presentation:	Andy Avery
-----------------	-----------------	-----------------------	------------

OWNER:

OWNER: Richard Bellamy (EST) 610 N 23rd Street Ft Pierce, FL 34950	OCCUPIED BY:
---	--------------

VIOLATIONS:

IPMC 304.6 - Exterior walls.

IPMC 304.13 - Window, skylight and door frames.

IPMC 304.2 - Protective treatment.

IPMC 302.7 - Accessory structures.

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 contact the Building Dept. at 772-467-3000 to obtain a permit to replace the rotting siding on the northwest wall.
2. Please repair the front door where damaged, or contact the Building Dept. at 772-467-3000 to obtain a permit to replace the door.
3. Please paint all of the structure after the repairs are made.
4. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair the fence or just simply remove the chain link fence.
5. Please remove the concrete blocks, crates, trash, shopping cart, scrap wood, carpet, and any other miscellaneous items from the yard.
6. Please remove the dining chair from the yard and any other inside furniture.

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: Andy Avery
Final Approval Date: 11/29/2017

Started On: 10/30/2017 02:15 PM

Special Magistrate Blandino Hearing

5.0.

Meeting Date: 12/06/2017

Re: Case # 17-1840 - 1302 Avenue G

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

Information

SUBJECT:

17-1840 CE	1302 Avenue O	Blakely, Adriene D	Isaac Saucedo
------------	---------------	--------------------	---------------

CASE INFORMATION:

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

OWNER:

OWNER: ADRIENE D BLAKELY 2107 N 41ST ST FORT PIERCE, FL 34946	OCCUPIED BY: TENANT 1302 AVENUE O FORT PIERCE, FL 34950
---	---

VIOLATIONS:

Section 22-187 (13) – Landscape Maintenance
 IPMC 302.7 - Accessory structures
 IPMC 304.2 - Protective treatment
 Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage

CORRECTIVE ACTIONS:

1. Please trim all overgrown bushes, trees, shrubs and grass.
2. Please properly secure and fix garage door.
3. Please pressure wash or paint where molding or deterioration has occurred.
4. Please remove all debris located in front of garage door and throughout the yard.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 11/29/2017

Started On: 11/01/2017 09:32 AM

Special Magistrate Blandino Hearing

5.0.

Meeting Date: 12/06/2017

Re: Case # 17-2251 - 1405 N 15th St.

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

Information

SUBJECT:

17-2251 CE	1405 N 15th St	Mathieu, Josette Joseph, Marie	Isaac Saucedo
------------	----------------	-----------------------------------	---------------

CASE INFORMATION:

Case Initiated:	September 27, 2017	Type of Presentation:	Regular
-----------------	--------------------	-----------------------	---------

OWNER:

OWNER: JOSETTE MATHIEU MARIE JOSEPH 6001 SPRUCE DR FORT PIERCE, FL 34982	OCCUPIED BY:
--	--------------

VIOLATIONS:

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

Section(s): 22-187 (13) – Landscape Maintenance

IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please remove all rugs, metal, buckets, lattice, wood and all other miscellaneous items located throughout the yard.
2. Please properly remove all fallen trees throughout the yard and trim any overgrown bushes, trees and shrubs.
3. Please pressure wash or paint where molding or deterioration has occurred.

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: 11/01/2017 10:14 AM

Final Approval Date: 11/29/2017

Special Magistrate Blandino Hearing

5.0.

Meeting Date: 12/06/2017

Re: Case # 17-1717 - 903 Citrus Ave

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

Information

SUBJECT:

17-1717 CE	903 Citrus Ave	Williams, Kimberly	Isaac Saucedo
------------	----------------	--------------------	---------------

CASE INFORMATION:

Case Initiated:	August 5, 2017	Type of Presentation:	Regular
-----------------	----------------	-----------------------	---------

OWNER:

OWNER: KIMBERLY WILLIAMS 1102 IBIS AVE FORT PIERCE, FL 34982	OCCUPIED BY:
---	--------------

VIOLATIONS:

- Section(s): 22-187 (13) – Landscape Maintenance
- Section(s): 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section(s): 5-368 - Property Maintenance
- Section(s): 5-368 (6) – Fence Maintenance
- Section(s): 16-46, 16-47, 16-48 (8) – Nuisance – Stagnant Water

CORRECTIVE ACTIONS:

1. Please trim all overgrown bushes, trees, shrubs and grass.
2. Please remove all trash, boxes, tools and all other miscellaneous items located throughout the yard.
3. Please repair all trim where molding or deterioration has occurred.
4. Please repair deteriorated wooden fence. A permit may be required. Please contact the building department at (772) 467-3000.
5. Please drain the pool completely and keep it drained or treat it as needed.

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

Final Approval Date: 11/29/2017

Information

SUBJECT:

15-0643 MS	1204 N 25th Street	Drummond, Kenneth	Shaun Coss
------------	--------------------	-------------------	------------

CASE INFORMATION:

Case Initiated:	April 23, 2015	Type of Presentation:	Massey
-----------------	----------------	-----------------------	--------

OWNER:

PREVIOUS OWNER: Kenneth L & Patricia Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946	CURRENT OWNER: David Edwards/Walford Campbell/Leroy Campbell 1880 NW 140th Terrace Pembroke Pines, FL 33028
---	--

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.3 Luminaries**
- IPMC 605.4 Wiring**
- IPMC 704.1 Fire Protection Systems**
- IPMC 604.3.2.1 Fire Damaged Electrical Equipment**

FINDINGS/ORDER:

November 4, 2015 Special Magistrate Blandino found Kenneth L & Patricia Drummond responsible for the violations referenced above and gave them 60 days to come into compliance or a fine of \$100.00 per day would be assessed.
January 6, 2016 an inspection was made, the violations were not in compliance, the fines began.
December 29, 2016 learned of new owners. Received a request for an extension of time to bring the property into compliance and

February 1, 2017 the Special Magistrate stopped the fines from accumulating and gave the new owners 30 days to obtain a permit and comply to all conditions of the permit.
October 20, 2017 an inspection was made. The property was now in compliance.
November 27, 2017 received request for reduction/rescindment from David Edwards.
The total accumulated fines are \$39,230.00 (\$30.00 recording fees).

ACTION DATES:

To be determined.

RECOMMENDATION:

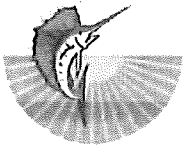
Attachments

Request
Tax Card
Order
Aff of Non Comp
Aff of CM
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/29/2017

Started On: 11/27/2017 01:32 PM




THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	11/24/2017		
Property address:	1204 N 25th St, FORT PIERCE, FL 34950		
Owner(s) of record:	DAVID EDWARDS / WALFORD CAMPBELL / LEROY CAMPBELL		
Mailing address:	1880 NW 140th TER, PEMBROKE PINES, FL 33028		
Property tax ID #:	2404 - 702 - 0047 - 000/2		
Original purchase date:	12-19-2016	Original purchase price:	\$35,000.00
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:	DAVID EDWARDS	Relationship to owner(s):	OWNER
Telephone #:	954 701 4746	Mobile phone #:	954 701 4746
E-mail:	david_edwards20@hotmail.com	Preferred contact method:	EMAIL
What are owner(s) intentions for property:	RESIDING IN 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 \$ 39,230.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 39,230.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

 11/24/17 DAVID EDWARDS
 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: 1204 N 25th St, Fort Pierce, FL 34950
Property Owner: DAVID EDWARDS / WALFORD CAMPBELL / LEROY CAMPBELL
Mailing Address: 1880 NW 140th TER, PEMBROKE PINES, FL 33028
Telephone #: 954-701-4746 Cell Phone #: 954-701-4746
E-Mail Address: David.edwards2@hotmail.com

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

I, DAVID EDWARDS, 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:

SM CASE # 15-0643:

We Purchased the property (1204 N 25th St) on 12/19/17 for \$35,000.00 and back taxes of \$17,142.70 were paid off based on the proceeds of the sale. Case # 15-0643 was bought against the previous owner Kenneth L. Drummond. We worked with the Code Enforcement and Permitting departments to resolve all of the Compliance issues within the timeframe agreed upon. Based on the above and working with the City of Fort Pierce once we purchased the property in a timely manner to address Case # 15-0643 we would like and request that the penalties imposed be rescinded.

Signed: _____

Date: 11/26/17

Print Name: _____

DAVID EDWARDS

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

David Edwards who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 26th day of November, 2017.

Notary Public, State of Florida



TAMA BLOOMFIELD
Commission # GG 114960
Expires June 14, 2021
Bonded thru Budget Notary Services

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

Property Identification

Site Address: 1204 N 25th	Parcel ID: 2404-702-0047-	Account #: 17203	Sec/Town/Range:
ST	000-2		04/35S/40E
Map ID: 24/04S	Zoning: C3	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

David Edwards
 Leroy Campbell
 Walford Campbell
 1880 NW 140th TER
 Pembroke Pines, FL 33028-2845

Legal Description

SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 3944-2224)

Current Values

Just/Market: Assessed:
 Exemptions: Taxable:

Historical Values 3-year

Year Just/Market Assessed Exemptions Taxable

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-20-2016	3944 / 2224	0111	TD	Drummond Kenneth L	\$35,000
09-15-2006	2669 / 1056	XX01	QC	Drummond, Kenneth L	\$100
01-01-1900					\$0

Primary Building Information

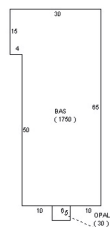
Finished Area of this building: 1,750 SF
 Gross Area of this building: 1,780 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1963	Frame:	Grade: MFFQ	Effective Year: 1963
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):
 Gross Area (SF):
 Land Size (acres):
 Land Size (SF):
 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.

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

SM CASE # 15-0643

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, 5-368 Property Maintenance, IPCM 108.1.1 Unsafe Structure, IPCM 304.10 Stairways, Decks, Porches & Balconies, IPCM 304.13.2 Openable Windows, IPCM 304.14 Insect Screens, IPCM 304.15 Exterior Doors, IPCM 404.7 Food Preparation, IPCM 502.1 Required Facilities, IPCM 503.1 Toilet Room Privacy, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 605.3 Luminaries, IPCM 605.4 Wiring, IPCM 704.1 Fire Protection Systems, IPCM 604.3.2.1 Fire Damaged Electrical Equipment

Violator: KENNETH L DRUMMOND
4900 MATANZAS AVE
FT PIERCE, FL 34946

Property Address: 1204 N 25TH ST Tax ID #: 2404-702-0047-000/2
Legal Description: SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 2669-1056)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 04, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that KENNETH L DRUMMOND failed to obtain permits for alterations to the structure including but not limited to the subdivision of the structure, installation of drywall, installation of water heaters and elimination of doors, provide a kitchen for the front unit if it is to be rented as a residential unit, make all necessary repairs to the front porch foundation, repair or replace all broken windows and insure they can stay up on their own, repair all window hardware, install screens on windows, repair or replace the roof, install or properly cap off electrical wiring where wires are exposed inside and outside of structure, repair or replace damaged or missing light fixtures, repair or replace damaged or missing receptacle faceplates with the proper faceplate for its location, replace the damaged soffit, replace and inspect damages to electrical equipment from what looks like fire damage, install the proper cover to the electrical panel, repair or replace all interior walls and baseboards that have been damaged, remove flexible wiring from the water heater and replace with proper wiring, install smoke alarms, repair the loose door hardware on the exterior door, replace the rotten wood on the north side of the structure 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 hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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

DONE AND ORDERED this 5th day of November, 2015.



Frank Blandino, Special Magistrate

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

5th DAY OF November, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4129475 11/06/2015 at 10:04 AM
OR BOOK 3805 PAGE 2849 - 2849 Doc Type: ORD
RECORDING: \$10.00

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

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

Book: 3805

Page: 2849

Case No: 15-00000643

IN THE MATTER OF:

1204 N 25TH ST
PROPERTY ADDRESS

KENNETH L DRUMMOND
4900 MATANZAS AVE
FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148102 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 230 - 230 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated November 05, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, 5-108.1.1, 5-368, IPMC 304.10, IPMC 304.13.2, IPMC 304.14, IPMC 304.15, IPMC 404.7, IPMC 502.1, IPMC 503.1, IPMC 605.1, IPMC 605.2, IPMC 605.3, IPMC 605.4, IPMC 704.1, IPMC 604.3.2.1 of the Code of the City of Fort Pierce, Florida, as of the 6 day of January, 2016.

*Shut
Fines*




Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 7th day of January, 2016.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1204 N 25TH ST
 CASE NO: 15-00000643

IN THE MATTER OF: KENNETH L DRUMMOND
 4900 MATANZAS AVE
 FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4367268 11/03/2017 10:48:36 AM
 OR BOOK 4060 PAGE 2751 - 2751 Doc Type: AFF
 RECORDING: \$10.00

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

That I have personally examined the property described in the Special Magistrate's order dated November 05, 2015, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, 5-108.1.1, 5-368, IPCM 304.10, IPCM 304.13.2, IPCM 304.14, IPCM 304.15, IPCM 404.7, IPCM 502.1, IPCM 503.1, IPCM 605.1, IPCM 605.2, IPCM 605.3, IPCM 605.4, IPCM 704.1, IPCM 604.3.2.1 of the Code of the City of Fort Pierce, Florida, as of this date: October 20, 2017.

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

X The fines imposed by the Affidavit of Non-Compliance recorded in Book 3825 Page 230 were previously stopped by the Special Magistrate on February 1, 2017. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 27th day of October, 2017.



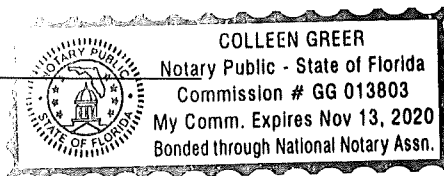
 Shaun Coss, Building Department Investigator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 31st day of October, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 15-0643

Address: 1204 N 25th Street

Date: December 6, 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? **NEW OWNER OBTAINED PERMIT AND COMPLETED ALL WORK. ALSO OBTAINED APPROVAL FINAL INSPECTION.**

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

Information

SUBJECT:

15-1339 MS	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
------------	--------------------	---------------------	------------

CASE INFORMATION:

Case Initiated:	August 12, 2015	Type of Presentation:	Massey
-----------------	-----------------	-----------------------	--------

OWNER:

PREVIOUS OWNER: Kenneth L & Patricia a Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946	CURRENT OWNERS: David Edwards, Leroy Campbell, Walford Campbell 1880 NW 140th Terrace Pembroke Pines, FL 33028
---	---

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

November 4, 2015 the Special Magistrate found Kenneth L. Drummond responsible for the violation and gave him 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

January 5, 2016 an inspection was made, the violation was not corrected, the fines started.
December 29, 2016 learned of new owners. Received request for extension of time.
February 1, 2017 Special Magistrate Blandino stopped the fines from accruing and issued a 30 day extension to obtain the permit.
October 20, 2017 an inspection was made, the violation was now in compliance.
November 27, 2017 received request for reduction/rescindment.
Total fines are \$39,330.00 (f\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order

Aff of Non Comp

Aff of CM

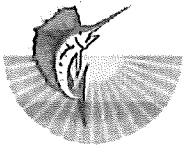
3 Criteria

Form Review

Form Started By: Colleen Greer

Final Approval Date: 11/29/2017

Started On: 11/27/2017 02:35 PM




THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	11/24/2017			
Property address:	1204 N 25th St, FORT PIERCE, FL 34950			
Owner(s) of record:	DAVID EDWARDS / WALFORD CAMPBELL / LEROY CAMPBELL			
Mailing address:	1880 NW 140th TER, PEMBROKE PINES, FL 33028			
Property tax ID #:	2404 - 702 - 0047 - 000/2			
Original purchase date:	12-19-2016	Original purchase price:	\$35,000.00	
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:	DAVID EDWARDS		Relationship to owner(s):	OWNER
Telephone #:	954 701 4746		Mobile phone #:	954 701 4746
E-mail:	david_edwards20@hotmail.com		Preferred contact method:	EMAIL
What are owner(s) intentions for property:	RESIDING IN 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 \$ 39,230.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 39,230.00
 DOLLAR AMOUNT I AGREE TO PAY \$ 0

 11/24/17 DAVID EDWARDS
 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: 1204 N 25th St, Fort Pierce, FL 34950

Property Owner: DAVID EDWARDS / WALFORD CAMPBELL / LEROY CAMPBELL

Mailing Address: 1880 NW 140th TER, PEMBROKE PINES, FL 33028

Telephone #: 954-701-4746 Cell Phone #: 954-701-4746

E-Mail Address: David.edwards2@hotmail.com

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

I, DAVID EDWARDS, 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:

SM CASE # 15-0643:

We Purchased the property (1204 N 25th St) on 12/19/17 for \$35,000.00 and back taxes of \$17,142.70 were paid off based on the proceeds of the sale. Case # 15-0643 was bought against the previous owner Kenneth L. Drummond. We worked with the Code Enforcement and Permitting departments to resolve all of the Compliance issues within the timeframe agreed upon. Based on the above and working with the City of Fort Pierce once we purchased the property in a timely manner to address Case # 15-0643 we would like and request that the penalties imposed be rescinded.

Signed: _____

Date: 11/26/17

Print Name: _____

DAVID EDWARDS

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority

David Edwards who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 26th day of November, 2017.

Notary Public, State of Florida



TAMA BLOOMFIELD
Commission # GG 114960
Expires June 14, 2021
Bonded thru Budget Notary Services

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

Property Identification

Site Address: 1204 N 25th Parcel ID: 2404-702-0047- Account #: 17203 Sec/Town/Range:
 ST 000-2 Use Type: 0800 04/35S/40E
 Map ID: 24/04S Zoning: C3 Jurisdiction: Fort Pierce

Ownership

David Edwards
 Leroy Campbell
 Walford Campbell
 1880 NW 140th TER
 Pembroke Pines, FL 33028-2845

Legal Description

SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 3944-2224)

Current Values

Just/Market: Assessed:
 Exemptions: Taxable:

Historical Values 3-year

Year Just/Market Assessed Exemptions Taxable

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-20-2016	3944 / 2224	0111	TD	Drummond Kenneth L	\$35,000
09-15-2006	2669 / 1056	XX01	QC	Drummond, Kenneth L	\$100
01-01-1900					\$0

Primary Building Information

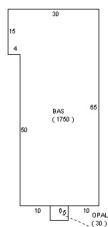
Finished Area of this building: 1,750 SF
 Gross Area of this building: 1,780 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: MFH
 Year Built: 1963 Frame: Grade: MFFQ Effective Year: 1963
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 2 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):
 Gross Area (SF):
 Land Size (acres):
 Land Size (SF):
 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.

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

SM CASE # 15-0643

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, 5-368 Property Maintenance, IPCM 108.1.1 Unsafe Structure, IPCM 304.10 Stairways, Decks, Porches & Balconies, IPCM 304.13.2 Openable Windows, IPCM 304.14 Insect Screens, IPCM 304.15 Exterior Doors, IPCM 404.7 Food Preparation, IPCM 502.1 Required Facilities, IPCM 503.1 Toilet Room Privacy, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 605.3 Luminaries, IPCM 605.4 Wiring, IPCM 704.1 Fire Protection Systems, IPCM 604.3.2.1 Fire Damaged Electrical Equipment

Violator: KENNETH L DRUMMOND
4900 MATANZAS AVE
FT PIERCE, FL 34946

Property Address: 1204 N 25TH ST Tax ID #: 2404-702-0047-000/2
Legal Description: SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 2669-1056)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 04, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that KENNETH L DRUMMOND failed to obtain permits for alterations to the structure including but not limited to the subdivision of the structure, installation of drywall, installation of water heaters and elimination of doors, provide a kitchen for the front unit if it is to be rented as a residential unit, make all necessary repairs to the front porch foundation, repair or replace all broken windows and insure they can stay up on their own, repair all window hardware, install screens on windows, repair or replace the roof, install or properly cap off electrical wiring where wires are exposed inside and outside of structure, repair or replace damaged or missing light fixtures, repair or replace damaged or missing receptacle faceplates with the proper faceplate for its location, replace the damaged soffit, replace and inspect damages to electrical equipment from what looks like fire damage, install the proper cover to the electrical panel, repair or replace all interior walls and baseboards that have been damaged, remove flexible wiring from the water heater and replace with proper wiring, install smoke alarms, repair the loose door hardware on the exterior door, replace the rotten wood on the north side of the structure 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 hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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

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



Frank Blandino, Special Magistrate

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

5th DAY OF November, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4129475 11/06/2015 at 10:04 AM
OR BOOK 3805 PAGE 2849 - 2849 Doc Type: ORD
RECORDING: \$10.00

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

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

Book: 3805

Page: 2849

Case No: 15-00000643

IN THE MATTER OF:

1204 N 25TH ST
PROPERTY ADDRESS

KENNETH L DRUMMOND
4900 MATANZAS AVE
FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148102 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 230 - 230 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated November 05, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, 5-108.1.1, 5-368, IPMC 304.10, IPMC 304.13.2, IPMC 304.14, IPMC 304.15, IPMC 404.7, IPMC 502.1, IPMC 503.1, IPMC 605.1, IPMC 605.2, IPMC 605.3, IPMC 605.4, IPMC 704.1, IPMC 604.3.2.1 of the Code of the City of Fort Pierce, Florida, as of the 6 day of January, 2016.

*Shut
Fines*



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 7th day of January, 2016.

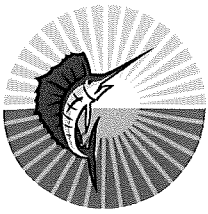


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1204 N 25TH ST
 CASE NO: 15-00000643

IN THE MATTER OF: KENNETH L DRUMMOND
 4900 MATANZAS AVE
 FT PIERCE, FL 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4367268 11/03/2017 10:48:36 AM
 OR BOOK 4060 PAGE 2751 - 2751 Doc Type: AFF
 RECORDING: \$10.00

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

That I have personally examined the property described in the Special Magistrate's order dated November 05, 2015, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, 5-108.1.1, 5-368, IPCM 304.10, IPCM 304.13.2, IPCM 304.14, IPCM 304.15, IPCM 404.7, IPCM 502.1, IPCM 503.1, IPCM 605.1, IPCM 605.2, IPCM 605.3, IPCM 605.4, IPCM 704.1, IPCM 604.3.2.1 of the Code of the City of Fort Pierce, Florida, as of this date: October 20, 2017.

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

X The fines imposed by the Affidavit of Non-Compliance recorded in Book 3825 Page 230 were previously stopped by the Special Magistrate on February 1, 2017. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 27th day of October, 2017.



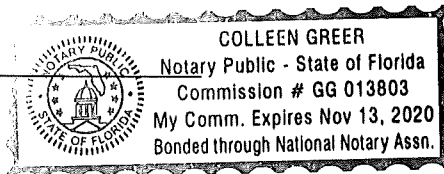
 Shaun Coss, Building Department Investigator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 31st day of October, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 15-1339

Address: 1204 N 25th Street

Date: December 6, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MINOR**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **NEW OWNER OBTAINED A PERMIT AND COMPLETED ALL WORK. ALSO, OBTAINED AN APPROVED FINAL INSPECTION.**

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

Information

SUBJECT:

98-2952 LN	519 N 19th Street	Woods, George	Peggy Arraiz
------------	-------------------	---------------	--------------

CASE INFORMATION:

Case Initiated:	4/20/1998	Type of Presentation:	Lien Reduction
-----------------	-----------	-----------------------	----------------

OWNER:

PREVIOUS OWNER: George Woods 519 N 19th Street Ft. Pierce, FL 34950	CURRENT OWNERS: George Woods (Est) 12399 SE Plandone Drive Hobe Sound, FL 33455
---	---

VIOLATIONS:

Section(s): 11-10 (A) (1) Scraps & Waste

FINDINGS/ORDER:

November 10, 1998 the Code Enforcement Board found George Woods responsible for the violations and gave him 5 days to comply or the fine of \$50.00 per day would be assessed.

ACTION DATES:

November 16, 1998 an inspection was made, the violations were not corrected, the fines began. August 8, 2002 according to the notes on the narrative the property was now in compliance and the fines stopped.

Received request for reduction/rescindment from Christe Mihok who is representing the George Woods Estate.

The total amount of fines is \$68,050.00.

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Lien
Compliance
7 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/29/2017

Started On: 11/28/2017 12:57 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	11/20/2017				
Property address:	519 N. 19th St, Ft. Pierce, FL.				
Owner(s) of record:	George Woods (EST)				
Mailing address:	12399 SE Plandome Drive, Hobe Sound, FL 33455				
Property tax ID #:	2409-602-0269-00012				
Original purchase date:			Original purchase price:		
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:	Christe Mihok		Relationship to owner(s)	Representative	
Telephone #:	→		Mobile phone #:	772-237-9660	
E-mail:	TCMihok@aht.net		Preferred contact method:	Email or Phone	
What are owner(s) intentions for property:	Sell it after repairing				
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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price \$2,500.00		

Plus liens, fines, repairs & probate costs.

AMOUNT OF FINE / LIEN

\$ 68,050.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 65,050.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000.00

Christe Mihok

Signature of Owner or Representative

11-20-2017

Date



RECEIVED

NOV 28 2017

CODE ENFORCEMENT
 CITY OF FT. PIERCE

REQUEST FOR REDUCTION OF PENALTY

Case 98-2952

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:

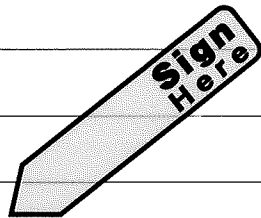
1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / 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: 519 N. 19th St., Ft. Pierce, FL
 Property Owner: George Woods (Estate)
 Mailing Address: 12399 SE Plandon Drive, Hobe Sound, FL 33455
 Telephone #: _____ Cell Phone #: 772-237-9660
 E-Mail Address: TCmihok@G.H.net

Is the property in compliance? Yes If no, please explain in the narrative of your request.
Overgrown vegetation is cut, all tires, cookers, inoperable vehicles and engines are removed.

I, Christe Mihok, 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:

Please see attached document.



Signed: Christe Mihok

Date: 11/22/2017

Print Name: Christe' Mihok

STATE OF FLORIDA

COUNTY OF ST. LUCIE

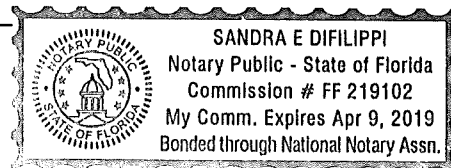
PERSONALLY APPEARED before me, the undersigned authority

Christe Mihok 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 DL as identification.

SWORN TO AND SUBSCRIBED before me this 22 day of November, 2017.

Sandra E Difulippi

Notary Public, State of Florida



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 519 N. 19th St., Ft. Pierce, FL

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

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

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien (^{\$3,000})

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

Michael Michael
Signature of Owner or Representative

11-20-2017
Date

COFP – APPLICATION PROCESS DETERMINATION

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

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments:

Schedule for Sm.

City Representative

Date

Maryann McManis

11/28/2017

November 7 , 2017

City of Fort Pierce

Department of Community Response

100 N US Hwy 1

Fort Pierce, Florida

Attn: Ms. Colleen Greer

RE: Code Enforcement Liens for property located at 519 N. 19th Street, Fort Pierce, Florida.

Dear Ms. Greer:

I am writing this letter on behalf of George Woods' family whose family property is located at 519 N 19th Street, Fort Pierce, Florida. The property has gone through a period of neglect and there have been several liens placed on the property as a result of the neglect. The fines on the property now total \$68,050.00 and were assessed originally in 2000. This letter will attempt to explain some of the circumstances which lead to the neglect of the property.

In August of 2011, Mr. George Woods passed away after suffering many health issues. At the time of his passing, Mr. Woods was the owner of 519 N. 19th Street, Fort Pierce, Florida. Mr. Woods has one surviving son-George Thompson- who is now responsible for the property. Mr. Thompson does not have the means or desire to care for the property. Mr. Thompson has entered into contract with myself and my business partner to sell the property once we complete the probate process. In October and November of 2017, we have hired workers to cleanup up all the debris and get rid of the inoperable vehicle, engines, tires, etc.

We have spent considerable money and energy and believe the property to be in compliance with the City of Fort Pierce. I would, however, ask for some leniency on the fine amounts. I am just asking for a reduction in the fine amounts on 519 N. 19th Street, Fort Pierce, Florida. Thank you for your time and assistance in this matter.

Sincerely,

Christe Mihok (772) 237-9660.

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

Property Identification

Site Address: 519 N 19th ST Parcel ID: 2409-602-0269- Account #: 21895 Sec/Town/Range:
 000-2
 Map ID: 24/09N Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce
 09/35S/40E

Ownership

George Woods (EST)
 519 N 19th ST
 Fort Pierce, FL 34950

Legal Description

ALAMANDA VISTA S/D BLK M LOTS 21AND 22 AND E 5
 FT OF VAC ALLEY ADJ ON W (OR 565-243: 265-243)

Current Values

Just/Market: \$33,800 Assessed: \$33,110
 Exemptions: \$0 Taxable: \$33,110

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$33,800	\$33,110	\$0	\$33,110
2016	\$30,100	\$30,100	\$0	\$30,100
2015	\$30,500	\$30,500	\$0	\$30,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-01-1987	0565 / 0243	XX01	CV		\$4,000

Primary Building Information

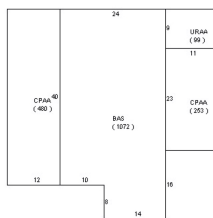
Finished Area of this building: 1,072 SF
 Gross Area of this building: 1,904 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: HD+
Year Built: 1955	Frame:	Grade: D+	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	1,072
Gross Area (SF):	1,904
Land Size (acres):	0.31
Land Size (SF):	13,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	1440	1955

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.

**CODE ENFORCEMENT BOARD
CITY OF FORT PIERCE**

CEB CASE # 98-847

RE: Violations of Section(s) 11-10(A)(1) Scraps & Waste

Violator: George Woods
519 North 19th Street
Ft Pierce, FL 34950

Property Address 519 N. 19th St

Legal description: Alamanda Vista S/D
Blk M Lots 21 & 22 and E 5 Ft Of Val
Alley Adj On W (OR 565-243:265-243)

Tax ID # 2409-602-0269-000/2

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Code Enforcement Board pursuant to Florida Statute 162.09 on 11-10-98, upon notification by the code inspector that the Board's Order herein dated 11-10-98 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$ 50 from 11-16-98 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie county and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 13 day of November, 2000

ATTEST:

Carandine Stale
CITY CLERK

[Signature]
Chairman, Code Enforcement Board

Dated: NOV 15 2000

Return to: Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34954

PREPARED BY: James T. Walker, Esq. Assistant City Attorney, P.O. Box 1480, Fort Pierce, Florida 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

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

Carandine Stale
CITY CLERK

BY [Signature]
DEPUTY CLERK

DATE 11-15-00
(CITY SEAL)

Cristis Mehawk

237-9660

Case 98-2952

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1858963 OR BOOK 1363 PAGE 217
Recorded: 11/16/00 10:54

Type Text Date

Case narrative (continued)

Violation comments
STORAGE OF SCRAPS AND WASTE
REMOVE ALL UNSTIGHTLY ITEMS STORED AROUND THE PROPERTY. 8/08/2002
No compliance date listed in computer. Owner was cited for the same violation in 2004 and complied on 2/23/2004. Will use that date as CM date.

Inspection comments

- 001 - INSPECTIONS 10/06/2017
- 002 - Follow-up Inspection 10/06/2017
- Results status INSPECTI 10/06/2017
- SEND VIOLATION LETTER. 4/30/1998
- 003 - Follow-up Inspection 5/14/1998
- Results status INSPECTI VIOLATION STILL EXIST.
- 004 - Follow-up Inspection 6/04/1998
- Results status INSPECTI VIOLATION STILL EXIST.
- 005 - Follow-up Inspection 6/26/1998
- Results status INSPECTI SEE COMMENTS IN CASE# 98-2951.
- 006 - Follow-up Inspection 7/09/1998
- Results status INSPECTI VIOLATION STILL EXIST.
- 007 - Follow-up Inspection 8/27/1998
- Results status INSPECTI SOME STUFF HAS BEEN PICKED UP.
- 008 - Follow-up Inspection 9/24/1998
- Results status INSPECTI VIOLATION STILL EXIST.
- 009 - Follow-up Inspection 11/04/1998
- Results status INSPECTI TALKED TO MR. WOODS HE SAID WILL TRY TO COMPLY. I TOLD HIM THAT I WILL SEE HIM IN COURT TUESDAY. HE UNDERSTOOD. 11/04/1998
- 010 - Follow-up Inspection 12/04/1998
- Results status INSPECTI VIOLATION STILL EXIST.
- 011 - Follow-up Inspection 12/30/1998
- Results status INSPECTI VIOLATION STILL EXIST. PICTURES TAKEN.
- 012 - Follow-up Inspection 1/28/1999
- Results status INSPECTI VIOLATION STILL EXIST.
- 013 - Follow-up Inspection 2/22/1999
- Results status INSPECTI VIOLATION STILL EXIST.
- 014 - Follow-up Inspection 3/18/1999
- Results status INSPECTI VIOLATION STILL EXIST.

Board meeting comments
001 - CODE ENFORCEMENT BOAR
Other action comments

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 98-2952

Address: 519 N 19th Street

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	N/A
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	N/A

Information

SUBJECT:

07-3546 LN	1707 Sunset Isles Road	Brown, Sherry A	Peggy Arraiz
------------	------------------------	-----------------	--------------

CASE INFORMATION:

Case Initiated:	September 11, 2007	Type of Presentation:	Lien Reduction
-----------------	--------------------	-----------------------	----------------

OWNER:

PREVIOUS OWNER: Sherry A. Brown 1707 Sunset Isles Road Ft. Pierce, FL 34949	CURRENT OWNER: Eric B Lowenhaupt & Barbara A. Hunsberger 1707 Sunset Isles Road Ft. Pierce, FL 34949
---	--

VIOLATIONS:

Section(s): 5-368 Property Maintenance

FINDINGS/ORDER:

January 9, 2008 the Code Enforcement Board found Sherry A. Brown responsible for the violation referenced above and gave her 60 days to apply for a permit, if not, a fine of \$250.00 per day. In addition she ordered 120 days to obtain permits for the property to come into compliance or a fine of \$250.00 per day. If permit becomes inactive (expires) then a fine of \$250.00 per day.

ACTION DATES:

April 10, 2009 an inspection was made, the violations were not in compliance, the fines began. June 11, 2009 an inspection was made, the violations were now in compliance, the fines stopped.

The fines as of this date were \$15,500.00.

August 5, 2009 Special Magistrate Blandino granted a reduction to \$2,000.00 to be paid within 1 year of date of order. If not paid within this time period the fines would revert back to \$3,500.00 and a lien recorded with the St. Lucie County Clerk of Court.

August 17, 2010, the reduced fines were not paid, the lien reverted back to \$3,500.00 and recorded.

RECOMMENDATION:

To be determined.

Attachments

Order

Aff of Non Comp
Aff of CM
Rule 16
Request
Tax Card
7 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/30/2017

Started On: 11/29/2017 02:32 PM

EXHIBIT "A"

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

CEB CASE # 8-05

RE: Violation of Section(s) 5-368 Property Maintenance

Violator: Sherry A. Brown
2841 N. Ocean Blvd., #905
Ft. Lauderdale, FL 33308

LEGAL DESCRIPTION: 1707 SUNSET ISLES ROAD
2412-303-0004-000/3 Surfside Unit Two Blk 11 Lot 4

ORDER DETERMINING VIOLATION

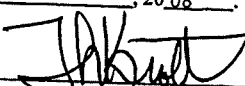
THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on January 9, 2008 upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that Sherry A. Brown failed to maintain roof, replace missing roof tiles & sheathing where necessary repair/replace damaged and/or rotten soffit, fascia & replace support post on front porch 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 60/120 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250/250/250

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.

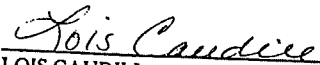
The violator is responsible for notifying the Code Enforcement Division promptly at (772) 460-2200 extension 280, when the violation is corrected.

MELODY SANDERSON

DONE AND ORDERED this 14th day of May, 2008.


TOM KNOTT, CHAIRMAN
CODE ENFORCEMENT BOARD

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
14th DAY OF May, 2008.


LOIS CAUDILL

***60 days to apply for a permit, if not, a fine of \$250 per day
An additional 120 days to obtain permits for the property to come
into compliance or a fine of \$250 per day
If permit becomes inactive (Expires), then a fine of \$250 per day

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

SM Case No. 8-05

Case No. 7-3546

1707 SUNSET ISLES RD

PROPERTY ADDRESS

IN THE MATTER OF:

SHERMY A BROWN

2841 N OCEAN BLVD, # 905

FT LAUDERDALE, FL 33308

I, _____, have personally examined the property described in the Special Magistrate's order dated _____, in the above mentioned case, and find that said property is NOW in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____.

I, MELODY SANDERSON, have personally examined the property described in the Special Magistrate's order dated MAY 14, 2008, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-368 of the Code of the City of Fort Pierce, Florida, as of the 10 day of APRIL, 2009.

[Signature]

STARR PERLES

STATE OF FLORIDA
COUNTY OF ST. LUCIE

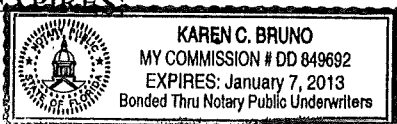
PERSONALLY APPEARED before me, the undersigned authority, Melody Sanderson (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 13th day of April, 2009.

[Signature]

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3365783 07/10/2009 at 01:10 PM
OR BOOK 3107 PAGE 560 - 560 Doc Type: AFF
RECORDING: \$10.00

Book: 3093

Page: 562-562


Case No: 07-00003546

IN THE MATTER OF:

1707 SUNSET ISLES RD
PROPERTY ADDRESS

SHERRY A BROWN
3 HARBOUR ISLE DR E #106
FT PIERCE, FL 34949

I, Melody Sanderson, have personally examined the property described in the Code Enforcement Board's order dated January 16, 2008, in the above mentioned case, and find that said property is NOW in compliance with Section(s) 5-368 – Property Maintenance of the Code of the City of Fort Pierce, Florida, as of the 11 day of June, 2009.



Melody Sanderson, Code Enforcement Officer

I, Melody Sanderson, have personally examined the property described in the Code Enforcement Board's order dated January 16, 2008, in the above mentioned case, and find that said property is NOT in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20_____.

Melody Sanderson, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

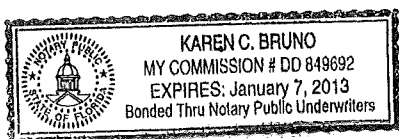
PERSONALLY APPEARED before me, the undersigned authority, Melody Sanderson, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 1st day of July, 2009.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

CEB CASE #7-3546, formerly 8-05

RE: Violation of Section(s): 5-368, Code of Ordinances of the City of Fort Pierce, Florida

Violator/Respondent: Sherry A. Brown, 1707 Sunset Isles Road, Fort Pierce, FL 34949

REAL PROPERTY LOCATION

AND LEGAL DESCRIPTION: 1707 Sunset Isles Road, Fort Pierce, St. Lucie County, Florida
2412-503-0004-000/3 Surfside Unit Two Blk 11 Lot 4

ORDER ON RULE 16 HEARING

THIS CAUSE came before the Special Magistrate for hearing on August 5, 2009, upon the request of the Respondent, Sherry A. Brown, pursuant to Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of a prior order of Code Enforcement Board regarding the above-described real property (the "real property") and whether the fine of said prior order should be adjusted. The Special Magistrate, having heard and considered the evidence presented and the representations made, having considered the criteria specified in said Rule 16, and being otherwise advised of the premises, finds that:

A. The Code Enforcement Board entered a Corrected Order Determining Violation dated May 14, 2008 which found the Respondent to be in violation of the Code provision specified therein by failing to take actions described therein on the real property and further provided that, in the event such violations were not remedied within the periods specified therein, there shall be imposed a fine at a daily, cumulative rate of \$250.00. Subsequent inspection of the real property by the Department of Building and Code Enforcement of the City of Fort Pierce, Florida ("Department") revealed that the Respondent had failed to comply with certain requirements specified in said prior Order which thereby resulted in the referenced fine beginning to accrue and that the real property eventually came into compliance with the total amount of the fine accruing under said prior Order being \$15,500.00.

B. The gravity of the violations was considered minor to moderate in that the Respondent was required to obtain a permit and conduct work on the real property, and, even though a permit was obtained, such work was not completed and the permit expired. Additionally, previous violations were committed at the real property. The Respondent presented evidence indicating financial hardship. The Department recommends that the amount of said fine should be reduced to the sum of \$3,500.00, and the Respondent requests a reduction to a sum less than that recommended by the Department. In considering all of said factors, the amount of said fine should be reduced to the sum of \$2,000.00 subject to and conditioned upon the Respondent paying said reduced sum within 1 year of the date of this Order, and if the Respondent fails to pay said reduced fine of \$2,000.00 within said 1 year time period, then the Respondent should pay the fine recommended by the Department - i.e., \$3,500.00. Accordingly, it is

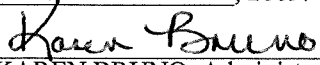
ORDERED as follows:

1. The fine accruing under said prior Order, said fine being \$15,500.00, shall be considered reduced to the sum of \$2,000.00 subject to and conditioned upon the Respondent paying to the City of Fort Pierce, Florida, at 100 North U.S. #1, Fort Pierce, Florida 34950, said reduced fine of \$2,000.00 within 1 year of the date of this Order.
2. If the Respondent fails to pay to the City of Fort Pierce, Florida said reduced fine of \$2,000.00 within 1 year of the date of this Order, then the Respondent shall owe and pay to the City of Fort Pierce, Florida a fine of \$3,500.00, and this Order may thereupon or thereafter be recorded in the public records of St. Lucie County, Florida and shall thereupon and thereafter have the effect provided by §162.09, *Fla.Stat.*, including that it shall thereupon and thereafter constitute a lien on the real property and upon any other real or personal property owned by the Respondent.
3. The Respondent is responsible for notifying the Department promptly at (772) 460-2200, Extension 284, when the above-stated fine is paid.

DONE AND ORDERED this 12th day of August, 2009.

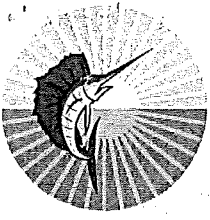

FRANK BLANDINO, ESQUIRE, SPECIAL MAGISTRATE

I CERTIFY that a copy of the above order was mailed to the Respondent, Sherry A. Brown, 1707 Sunset Isles Road, Fort Pierce, FL 34949, and to Steven R. McCain, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-2480, on this 17th day of August, 2009.


KAREN BRUNO, Administrative Assistant

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY

FILE # 3505041 08/17/2010 at 03:57 PM
OR BOOK 3221 PAGE 2522 - 2522 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

Date:	February 14, 2017		
Property address:	1707 Sunset Isles Rd. Fort Pierce, FL. 34949		
Owner(s) of record:	BARBARA JACKSON		
Mailing address:	1707 Sunset Isles Rd. Fort Pierce, FL. 34949		
Property tax ID #:	2412.583.0004.000/3		
Original purchase date:	8/20/2009	Original purchase price:	325,000.00
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:	OCEANSIDE TITLE PATRICIA HORN	Relationship to owner(s):	Title Company
Telephone #:	(772) 234.0700	Mobile phone #:	
E-mail:	PATY@oceansidetitleandescrow.com	Preferred contact method:	Phone or e-mail
What are owner(s) intentions for property:	Sale		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) Previous owner lien
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" 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? \$832,700.00

AMOUNT OF FINE / LIEN

\$ 15,500.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 15,500.00

DOLLAR AMOUNT I AGREE TO PAY

\$ To be determined

2/16/2017

PATRICIA A. HORN

Signature of Owner or Representative

Date

Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

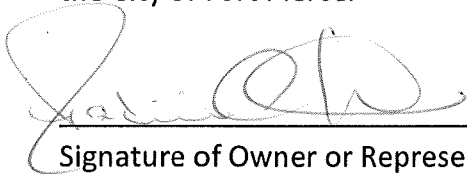
Property Address: 1707 Sunset Isles Rd

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

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

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

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

 2/12/2017
Signature of Owner or Representative Date

PATRICIA A. HORN
Printed Name

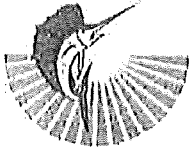
COFP – APPLICATION PROCESS DETERMINATION

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

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments: This will be scheduled before the
Special Magistrate.

Mayant M. Amos 9/20/17



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: 1707 Sunset Isles Road, Ft. Pierce, FL 34949

Property Owner: prior Owner when fine imposed was Sherry A. Brown

Mailing Address: c/o Oceanside Title and Escrow - Contact Patricia Horn

Telephone #: 772-234-0700 Cell Phone #: _____

E-Mail Address: patty@oceansidetitleandescrow.com

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

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

Property Identification

Site Address: 1707 SUNSET ISLES RD
 Map ID: 24/12N
 Parcel ID: 2412-503-0004-000-3
 Zoning: R1
 Account #: 24064
 Use Type: 0100
 Sec/Town/Range: 12/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Eric B Lowenhaupt
 Barbara A Hunsberger
 1707 Sunset Isles RD
 Fort Pierce, FL 34949

Legal Description

SURFSIDE-UNIT TWO- BLK 11 LOT 4 (OR 3978-970: 4052-2717)

Current Values

Just/Market: \$618,600
 Exemptions: \$50,000
 Assessed: \$562,909
 Taxable: \$512,909

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$618,600	\$562,909	\$50,000	\$512,909
2016	\$560,000	\$551,332	\$50,000	\$501,332
2015	\$547,500	\$547,500	\$50,000	\$497,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-28-2017	4052 / 2717	0111	WD	Lowenhaupt Eric B	\$100
03-28-2017	3978 / 0970	0001	WD	Jackson Barbara	\$832,700
08-20-2009	3121 / 2438	0002	WD	Brown,Sherry A	\$325,000

Primary Building Information

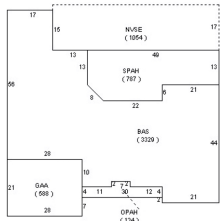
Finished Area of this building: 3,329 SF
 Gross Area of this building: 5,892 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Hip Building Type: HB+
 Year Built: 2010 Frame: Grade: B+ Effective Year: 2010
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall: Hardi Plank

Interior Data

Bedrooms: 4 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 3 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Hardwood



Total Areas

Finished/Under Air (SF): 3,329
 Gross Area (SF): 5,892
 Land Size (acres): 0.32
 Land Size (SF): 14,000
 Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SEAWALL CONC	1	100	1971
WOOD DOCK	1	474	2010
POOL DK-AVG	1	604	2010
Drive-BrkPav	1	1512	2010
VINYLFENCE6'	1	198	2010
RES POOL AVG	1	450	2010
POOL ENC-AVG	1	1054	2010

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.

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 07-3546

Address: 1707 Sunset Isles Rdf

1.) The gravity or seriousness of the violation:	MAJOR
2a.) Any and all actions taken by the violator to correct the violations; OR	PREVIOUS OWNER CORRECTED THE VIOLATIONS BUT NOT IN A TIMELY MANNER.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	OVER THE ORDERED 60 DAYS
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	NEW OWNER. NO VIOLATIONS AT THIS TIME.

Special Magistrate Blandino Hearing**8.A.****Meeting Date:** 12/06/2017**Re:** Case #17-2802 - False Alarm Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2802 AA	822 Seaway Dr	Chuck's Seafood Restaurant	Cynthia Ricker
------------	---------------	----------------------------	----------------

CASE INFORMATION:

Case Initiated:	September 22,2017	Type of Presentation:	Alarm Appeal cont 11/15/17
-----------------	-------------------	-----------------------	-------------------------------

OWNER:

APPELLATE: Chuck's Seafood Restaurant 822 Seaway Dr Fort Pierce, FL 34982	
--	--

VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	# of prior alarms	Total Due
07/20/2017	14-24 – Excessive false alarm signals	Commercial	0	0
08/8/2017	14-24 – Excessive false alarm signals	Commercial	1	\$100.00
08/8/2017	14-24 – Excessive false alarm signals	Commercial	2	\$200.00
08/9/2017	14-24 – Excessive false alarm signals	Commercial	3	\$400.00
08/13/2017	14-24 – Excessive false alarm signals	Commercial	4	\$500.00
08/14/2017	14-24 – Excessive false alarm signals	Commercial	5	\$500.00
08/14/2017	14-24 – Excessive false alarm signals	Commercial	6	\$500.00
10/26/2017	14-24 - Excessive false alarm signals	Commercial	7	\$500.00
			Total fines	\$2,700.00

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 Appeal
Account History

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/30/2017

Started On: 11/22/2017 10:44 AM

ABSOLUTE PROTECTION TEAM

BURGLAR • FIRE • CCTV • ACCESS CONTROL • INTERCOM • VAC • HOME THEATER • WHOLESALE AUDIO • STRUCTURED WIRING

09/22/2017

To whom it may concern;

RE: Chucks Seafood
822 Seaway Drive Fort Pierce, FL
Permit # 1576

This customer is a client of ours. We have been out to the site multiple times to fix the system. However every time we were out there the next day something else would go bad. The customer now has a functional security system. We also had issues where the Central Monitoring Station had old non-working phone numbers for the client. We updated their call list to be sure all numbers are current and working. During the time that there system was not functioning properly, the customer accrued many false alarm charges. I am inquiring about possibly having some of the charges reduced. The customer has been retrained on how to call in false alarms and hopefully they will not have these issues in the future. If you have any questions please contact me directly at 772.770.0111. I appreciate you taking the time to look into this account.

Thank you,



Brittany King
Absolute Protection Team
Service Manager

Always There!

4320 US Hwy. 1 • Vero Beach, FL 32967

Vero	PSL	Stuart	Okeechobee	Melbourne	Jupiter
770-0111	873-1238	286-8908	357-7222	751-1238	748-4999

www.absoluteprotect.com

Toll Free: 888-784-TEAM (8326) • Fax: 772-770-3375

License #: EF0000252

Account History: 1576

Name: CHUCK'S SEAFOOD RESTAURANT
Address: 822 SEAWAY DR
 FORT PIERCE, FL 34982
Location: Commercial
Status: Active
Agency: Fort Pierce FL
Issued: 3/26/2009
Expiration: 3/26/2018
Escrow: \$0.00
Length of History: All
Regstrn Frm [Click Here to view Registration Information](#)

Monitored By 1385 Absolute Protection Team Inc Active
Sold By 1385 Absolute Protection Team Inc Active
Serviced By 1385 Absolute Protection Team Inc Active
Installed By 1385 Absolute Protection Team Inc Active

Total Actions	Total Alrms Counted	Total Alrms Ignrd/Valid	Total Charged	Total Appealed	Total Refund	Total Paid	Total Outstanding
11	7	0 / 0	\$2,200.00	\$0.00	\$0.00	\$0.00	\$2,200.00

Invoice	Action Taken	Hrng Dt	Actn/Sent	Hearing #	Charge	Payment
3182	<Hearing Request>	9/28/2017	9/28/2017	124	\$0.00	\$0.00
	Invoice	CaseNo	Charged	Adjud	Refunded	Comments
	2244	170817621	\$500.00	\$0.00	\$0.00	
	2243	170817430	\$500.00	\$0.00	\$0.00	
	2236	170816813	\$500.00	\$0.00	\$0.00	
	2097	170810683	\$400.00	\$0.00	\$0.00	
	2083	170809410	\$200.00	\$0.00	\$0.00	
	2082	170809258	\$100.00	\$0.00	\$0.00	
	1791	170727375	\$0.00	\$0.00	\$0.00	
	Hearing Comments:					

Invoice	Action Taken	Actn/Sent	Charge	Payment
3015	30 Days Delinquent	9/25/2017 9/27/2017	\$0.00 \$0.00	\$0.00 \$0.00
	Delinquent on invoice(s): 2236, 2243, 2244 Invoices included 2236, 2243, 2244,3015			

Invoice	Action Taken	Actn/Sent	Charge	Payment
2931	Appeal Guidelines	9/22/2017 9/22/2017	\$0.00 \$0.00	\$0.00 \$0.00

Invoice	Action Taken	Actn/Sent	Charge	Payment
2740	30 Days Delinquent	9/18/2017 9/20/2017	\$0.00 \$0.00	\$0.00 \$0.00
	Delinquent on invoice(s): 2082, 2083, 2097 Invoices included 2082, 2083, 2097,2740			

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2244	FA3 Plus Com	8/14/2017	8/18/2017 8/23/2017	170817621	\$500.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/15/2016
 In Abeyance flag set: 9/28/2017

Account History: 1576

Ofcr: Incdnt Time Dispatch Cleared Ignr Valid Alarm #
 13:36:18 FALSE ALAR N N 7
Dispatch: BUSN CHUCKS SEAFOOD// PX 772-461-9484// AUD GEN// RECVD 2ND
 ACTIVATION AS WELL// REC 1:34PM [08/14/17 13:38:09 LESLIEM]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2243	FA3 Plus Com	8/14/2017	8/18/2017 8/23/2017	170817430	\$500.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/15/2016
 In Abeyance flag set: 9/28/2017

Ofcr: Incdnt Time Dispatch Cleared Ignr Valid Alarm #
 11:16:51 FALSE ALAR N N 6
Dispatch: UDS: {FP548} ACKNOWLEDGED OK [08/14/17 11:28:32 CHRISTIANR]AUD IND
 GENERAL // TR 1115// PX 7724619484 [08/14/17 11:17:26 CREWSA]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2236	FA3 Plus Com	8/13/2017	8/18/2017 8/23/2017	170816813	\$500.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/14/2016
 In Abeyance flag set: 9/28/2017

Ofcr: Incdnt Time Dispatch Cleared Ignr Valid Alarm #
 22:52:03 FALSE ALAR N N 5
Dispatch: UDS: {FP512} ACKNOWLEDGED OK [08/13/17 23:20:29 HAMRICKK]{FP512}
 ALARM REST AND WENT OFF AGAIN// [08/13/17 23:01:41 HAMRICKK]UDTS:
 {FP512} ACKNOWLEDGED OK [08/13/17 23:01:12 HAMRICKK]UDTS: {FP512}
 ACKNOWLEDGED OK [08/13/17 22:56:48 HAMRICKK]AUD IND ZONE 7 GENERAL
 BURG TRCVD 2251 772-461-9484 [08/13/17 22:53:01 BRANCHS]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2097	FA3 Plus Com	8/9/2017	8/10/2017 8/17/2017	170810683	\$400.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/10/2016
 In Abeyance flag set: 9/28/2017

Ofcr: Incdnt Time Dispatch Cleared Ignr Valid Alarm #
 06:42:20 FALSE ALAR N N 4
Dispatch: 1039 FP522 [08/09/17 06:48:26 WISEST]REF # 384711860 [08/09/17 06:43:14
 SCHAFFERT]AUD BURG INDC GENERAL BURG// TREC 6:41 // PX 772-461-9484
 [08/09/17 06:42:51 SCHAFFERT]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2083	FA3 Plus Com	8/8/2017	8/9/2017 8/12/2017	170809410	\$200.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/9/2016
 In Abeyance flag set: 9/28/2017

Ofcr: Incdnt Time Dispatch Cleared Ignr Valid Alarm #
 07:53:30 FALSE ALAR N N 3
Dispatch: {FP553} EVERYTHING APPEARS SECURE, OFFICER 97 WHEN ALARM WAS
 RECIEVED [08/08/17 07:57:55 GIACCONEC]REF #384201160 [08/08/17 07:57:43
 JEFFREYJ]NO REP ON FILE [08/08/17 07:57:34 JEFFREYJ]AUD//IND GENERAL
 BURG//TREC 0753 AND 0756//772-461-9484 [08/08/17 07:56:30 JEFFREYJ]
Officer:

Account History: 1576

Invoice	Action Taken	Incident Dt	Actn/Sent	Case/Incident #	Charge	Payment
2082	FA2 Com	8/8/2017	8/9/2017	170809258	\$100.00	\$0.00
			8/12/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 8/9/2016

In Abeyance flag set: 9/28/2017

Ofcr	Incident Time	Dispatch	Cleared	Ignr	Valid	Alarm #
	02:40:32		FALSE ALAR	N	N	2

Dispatch: UDTs: {FP581} ACKNOWLEDGED OK [08/08/17 02:50:22 HAMRICKK]UDTs: {FP581} ACKNOWLEDGED OK [08/08/17 02:47:55 HAMRICKK]REF 384094490 [08/08/17 02:41:47 CORNETTB]AUDI IND GENERAL BURG//TREC 0239//772-461-9484 [08/08/17 02:41:29 CORNETTB]

Officer:

Invoice	Action Taken	Incident Dt	Actn/Sent	Case/Incident #	Charge	Payment
1791	FA1 Com	7/20/2017	7/21/2017	170727375	\$0.00	\$0.00
			8/10/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 7/21/2016

In Abeyance flag set: 9/28/2017

Ofcr	Incident Time	Dispatch	Cleared	Ignr	Valid	Alarm #
	23:39:03		FALSE ALAR	N	N	1

Dispatch: {FP512} BUILDING SECURE [07/20/17 23:54:55 CORNETTB]UDTs: {FP512} ACKNOWLEDGED OK [07/20/17 23:46:42 CORNETTB]BUSN CHUCKS SEAFOOD RESTAUNT AUD S21 IND GENERAL 772-461-9484 TREC 23:37 HAS GONE OFF 3 TIMES [07/20/17 23:40:04 KARMANH]

Officer:

Account History: 1576**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	1	14%
August	6	86%
September	0	0%
October	0	0%
November	0	0%
December	0	0%
Total	7	100%

False Alarms By Day Of Week

Day	Count	Percent
Sunday	1	14%
Monday	2	29%
Tuesday	2	29%
Wednesday	1	14%
Thursday	1	14%
Friday	0	0%
Saturday	0	0%
Total	7	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	1	14%
03:00 - 03:59	0	0%
04:00 - 04:59	0	0%
05:00 - 05:59	0	0%
06:00 - 06:59	1	14%
07:00 - 07:59	1	14%
08:00 - 08:59	0	0%
09:00 - 09:59	0	0%
10:00 - 10:59	0	0%
11:00 - 11:59	1	14%
12:00 - 12:59	0	0%
13:00 - 13:59	1	14%
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	14%
23:00 - 23:59	1	14%
Total	7	100%