



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-2208

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

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

Property Address: 907 CITRUS AVE

Tax ID #: 2410-706-0079-000/6

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

ORDER DETERMINING VIOLATION

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

Accordingly it is ORDERED as follows:

1. The above named violator failed to appear and is deemed to have admitted guilt.
2. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
3. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 22nd day of February, 2017 **nunc pro tunc**
February 15, 2017.



Fran Ross, Special Magistrate

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

22nd DAY OF February 2017.



Colleen Greer, Code Enforcement Clerk

C0070592