

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 21, 2018 - 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.	17-3003 PK	131 N 2 nd Street	Dipaula, Donna Dipaula, Michelle	Vincent Alesi
b.	17-3007 PK	116 N 2 nd Street	Jones, Crystal Kathey	Vincent Alesi
c.	17-3167 PK	217 Orange Ave	Dunn, Staci Lynn	Vincent Alesi
d.	17-3002 PK	135 N 2 nd St	Aguste, Darline Dominique	Vincent Alesi
e.	17-3058 PK	Orange Ave Lot	Brown, Gil Christian	Vincent Alesi
f.	17-3061 PK	119 N 5th Street	Slane, Paul Terrance	Vincent Alesi
g.	17-3168 PK	20 Orange Ave	Joseph, Kendaley Luna Joseph, Magareth	Vincent Alesi
h.	17-3169 PK	141 Melody Lane	Grunfelder, Keith James Grunfelder, Andrea Lannette	Vincent Alesi
i.	17-3174 PK	130 N 2ND ST	Mindor, Ginette	Vincent Alesi
j.	17-3097 CIT	214 Orange Avenue	Affordable Flooring	Heather Debevec

5. **PUBLIC HEARINGS - VIOLATION CASES**

a.	17-1588	2703, 2707, 2801 Virginia Ave	Land Trust Service Corp (TR)	Shaun Coss
b.	17-2824	1230 Avenue B	Wilnor, Delva	Isaac Saucedo
c.	17-2347	2017 Seaway Drive	Graziano, John	Heather Debevec
d.	17-1437	2505 Citrus Ave.	Fallon, Judith	Shaun Coss
e.	17-2976	708 S 9th Street	Van Cotthem & Arrubla LLC	Isaac Saucedo
f.	18-0087	131 North 15th Street	Teneyck, Jane & Wayne	Heather Debevec
g.	18-0088	131 North 15th Street	Teneyck, Jane & Wayne	Heather Debevec
h.	17-2654	715 S 23rd Street	Lade, Jean Norzelus, Marie	Andy Avery
i.	18-0028	2512 Orange Avenue	Henry G White (TR)(EST) C/O J Allen-White Trustee	Andy Avery
j.	18-0208	1218 S 11th Street	Arenas, Raul N	Isaac Saucedo
k.	17-2727	808 Avenue M	Snyfer Partners LLC	Heather Debevec
l.	18-0171	442 Fernandina Street	Tisack Family Revocable Living Trust	Heather Debevec
m.	17-1589	1308 N 21st St.	R & D Management & Invest	Shaun Coss
n.	17-1356	906 N 22nd St.	Hicks, Cassandra	Shaun Coss
o.	16-1315	508 N 14th St.	Armelo Construction Group Inc	Shaun Coss
p.	17-1108	1405 N 15th St. (Rear Building)	Mathieu, Josette	Shaun Coss
q.	17-1037	528 N 11th St.	Cruickshank, Cephus	Shaun Coss

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

a.

15-1549 MAS	2209 Avenue D	St Cyr, Randolph	Shaun Coss
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b.

15-0351 MAS	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
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c.

17-1824 MAS	421 N 10th Street	Dellepere, Patricia (TR)	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.

02-9608 Lien Red	1114 Raymond Avenue	Bitetto, Vitangelo	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Special Magistrate Hearing

4.a.

Meeting Date: 02/21/2018

Re: Case # 17-3003 - Citation #4949 - Dipaula

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

Information

SUBJECT:

17-3003 PK	131 N 2 nd Street	Dipaula, Donna Dipaula, Michelle	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 4, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Dipaula, Donna Dipaula, Michelle	PARKING VIOLATION: Citation #4949
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
4949	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: 02/06/2018

Started On: 01/24/2018 09:03 AM

Special Magistrate Hearing**4.b.****Meeting Date:** 02/21/2018**Re:** Case #17-3007 - Citation #7354 - Jones**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3007 PK	116 N 2 nd Street	Jones, Crystal Kathey	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 5, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Jones, Crystal Kathey	PARKING VIOLATION: Citation #7354
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7354	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: 02/06/2018

Started On: 01/24/2018 09:24 AM

Special Magistrate Hearing

4.c.

Meeting Date: 02/21/2018

Re: Case # 17-3167 - Citation #7365 - Dunn

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

Information

SUBJECT:

17-3167 PK	217 Orange Ave	Dunn, Staci Lynn	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 20, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Staci Lynn Dunn	PARKING VIOLATION: Citation #7365
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7365	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: 02/06/2018

Started On: 01/18/2018 11:58 AM

Special Magistrate Hearing**4.d.****Meeting Date:** 02/21/2018**Re:** Case # 17-3002 - Citation #4948 - Aguste**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3002 PK	135 N 2 nd St	Aguste, Darline Dominique	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 4, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Darline Dominique Aguste	PARKING VIOLATION: Citation #4948
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
4948	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: 02/06/2018

Started On: 01/24/2018 08:36 AM

Special Magistrate Hearing**4.e.****Meeting Date:** 02/21/2018**Re:** Case #17-3058 - Citation #7356 - Brown**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3058 PK	Orange Ave Lot	Brown, Gil Christian	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 8, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Gil Christian Brown	PARKING VIOLATION: Citation #7356
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7356	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: 02/06/2018

Started On: 01/24/2018 10:03 AM

Special Magistrate Hearing**4.f.****Meeting Date:** 02/21/2018**Re:** Case # 17- 3061 - Citation #7359 - Slane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3061 PK	119 N 5th Street	Slane, Paul Terrance	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 8, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Paul Terrance Slane	PARKING VIOLATION: Citation #7359
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7359	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: 02/06/2018

Started On: 01/24/2018 10:19 AM

Special Magistrate Hearing**4.g.****Meeting Date:** 02/21/2018**Re:** Case # 17-3168 - Citation #7366 - Joseph**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3168 PK	20 Orange Ave	Joseph, Kendaley Luna Joseph, Magareth	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 20, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Kendaley Luna Joseph Margareth Joseph	PARKING VIOLATION: Citation #7366
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7366	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: 02/06/2018

Started On: 01/26/2018 12:33 PM

Special Magistrate Hearing**4.h.****Meeting Date:** 02/21/2018**Re:** Case # 17-3169 - Citation #7367 - Grunfelder**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3169 PK	141 Melody Lane	Grunfelder, Keith James Grunfelder, Andrea Lannette	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 20, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Keith James Grunfelder Andrea Annette Grunfelder	PARKING VIOLATION: Citation #7367
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7367	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: 02/06/2018

Started On: 01/26/2018 12:50 PM

Special Magistrate Hearing

4.i.

Meeting Date: 02/21/2018

Re: Case # 17-3174 - Citation #7370 - Mindor

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

Information

SUBJECT:

17-3174 PK	130 N 2ND ST	Mindor, Ginette	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	December 21, 2017	Type of Presentation:	Citation
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OWNER:

VIOLATOR Ginette Mindor	PARKING VIOLATION: Citation #7370
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7370	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: 02/06/2018

Started On: 01/26/2018 01:26 PM

Special Magistrate Hearing**4.j.****Meeting Date:** 02/21/2018**Re:** Case # 17-3097 - 214 Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-3097 CIT	214 Orange Avenue	Affordable Flooring	Heather Debevec
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CASE INFORMATION:

Case Initiated:	December 15, 2017	Type of Presentation:	Citation
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OWNER:

OWNER: Kraaz and Kraaz Finance Inc 214 A N 2nd St Ft. Pierce, FL 34950	TENANT: Affordable Flooring 214 Orange Ave Ft. Pierce, FL 34950
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00729	16-46 Unauthorized Dumping	\$250.00	\$250.00	\$10.00		\$260.00

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: Heather Debevec
 Final Approval Date: 02/06/2018

Started On: 01/24/2018 04:44 PM

Special Magistrate Hearing

5.a.

Meeting Date: 02/21/2018

Re: Case #17-1588 - 2703, 2707, 2801 Virginia Ave

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

Information

SUBJECT:

17-1588	2703, 2707, 2801 Virginia Ave	Land Trust Service Corp (TR)	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 18, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Land Trust Service Corp (TR) PO Box 186 ST Lake Wales, FL 33859	OTHER: Warda, L.C. Reg. Agent for Land Trust Service Corp (TR) 28 West Park Ave Lake Wales, FL 33853
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the privacy fence that has been installed/replaced.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 02/07/2018

Started On: 01/26/2018 03:53 PM

Special Magistrate Hearing

5.b.

Meeting Date: 02/21/2018

Re: Case # 17-2824 - 1230 Avenue B

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

Information

SUBJECT:

17-2824	1230 Avenue B	Wilnor, Delva	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 7, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: WILNOR DELVA MARIE P LOUIS 1230 AVENUE B FORT PIERCE, FL 34950	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please remove all trash, wood, glass, tires, metal, cleaning supplies, crates and all other miscellaneous items located 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: 01/18/2018

Started On: 12/11/2017 03:51 PM

Special Magistrate Hearing**5.c.****Meeting Date:** 02/21/2018**Re:** Case # 17-2347 - 2017 Seaway Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2347	2017 Seaway Drive	Graziano, John	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 12, 2017	Type of Presentation:	Regular - Cont from 1/17/18
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OWNER:

OWNER: John Graziano 1654 Thumb Point Dr Ft. Pierce, FL 34949	TENANT: Hurricane Grill & Wings 2017 Seaway Dr Ft. Pierce, FL 34949
REGISTERED AGENT: Gooze, Howard EJ, ESQ Cornett, Gooze & Associates, P.A. 401 East Osceola Street Stuart, FL 34994	POINT OF CONTACT: Micheal Dravo mdravo@gmail.com

VIOLATIONS:

Section 17-102 - Notification of Spills

Section 17-03(d) - Abatement / Remediation of Storm water Contamination

CORRECTIVE ACTIONS:

1. Provide in writing a plan to prevent future incidents.
2. Provide a written inspection from a certified engineer as to the health of the drain.
3. The business to follow through with the recommendation of the engineer's findings.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 01/18/2018

Started On: 12/12/2017 01:45 PM

Special Magistrate Hearing

5.d.

Meeting Date: 02/21/2018

Re: Case #17-1437 - 2505 Citrus Ave

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

Information

SUBJECT:

17-1437	2505 Citrus Ave.	Fallon, Judith	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 30, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Judith Fallon PO Box 455 Ft. Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

- Section(s): IPMC 108.1.2 Unsafe Equipment**
- IPMC 304.2 Protective Treatment**
- IPMC 304.7 Roofs & Drainage**
- IPMC 304.15 Exterior Doors**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 605.1 Electrical Equipment**

CORRECTIVE ACTIONS:

1. There is a strong smell of sewage on the property. Hire a properly licensed plumber to detect and repair the leak possibly under the house.
2. Repair or replace all rotten carport roof trusses and rotten fascia.
3. The shower head constantly drips. Repair or replace the pipe, valve, or fixture.
4. The property is infested with termites and roaches. Provide professional pest control.
5. Replace missing interior ceiling tiles.
6. Repair or replace the roof where it is leaking.
7. Repair or replace the under the sink piping where it is leaking.
8. Replace or remove the ceiling fan on the carport.
9. Hire a properly licensed electrician to diagnose the electrical issues in the carport. There may be reverse polarity.
10. Repair or replace the outdoor water spigot, it leaks when the water is on.
11. Properly attach all electrical receptacles to the wall.

12. Replace the entry door knob.

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: 12/27/2017 11:35 AM

Final Approval Date: 01/18/2018

Special Magistrate Hearing

5.e.

Meeting Date: 02/21/2018

Re: Case # 17-2976 - 708 S 9th St

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

Information

SUBJECT:

17-2976	708 S 9th Street	Van Cotthem & Arrubla LLC	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Van Cotthem & Arrubla llc 2825 N Indian River Dr Fort Pierce, Fl 34946	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please remove all drywall, plywood, storage bins, trash, washer/dryer and all other miscellaneous items located under carport.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/06/2018

Started On: 01/19/2018 04:30 PM

Special Magistrate Hearing

5.f.

Meeting Date: 02/21/2018

Re: Case # 18-0087 - 131 North 15th Street

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

Information

SUBJECT:

18-0087	131 North 15th Street	Teneyck, Jane & Wayne	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 10, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Jane Teneyck Wayne Teneyck Jr (EST) 5380 NW Dell Ct Port. St. Lucie, FL 34986	TENANT: N/A
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VIOLATIONS:

Section(s): 16-46, 16-48 - Nuisance on Property Prohibited

CORRECTIVE ACTIONS:

1. Board the windows of the structure with either clear board or plywood painted the same as the building.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$50.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec

Started On: 01/20/2018 02:18 PM

Final Approval Date: 02/07/2018

Special Magistrate Hearing

5.g.

Meeting Date: 02/21/2018

Re: Case # 18-0088 - 131 North 15th Street

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

Information

SUBJECT:

18-0088	131 North 15th Street	Teneyck, Jane & Wayne	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 10, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Jane Teneyck Wayne Tenecky Jr (EST) 5380 NW Dell Ct Pt. St. Lucie, FL 34986	TENANT: N/A
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VIOLATIONS:

Section 16-46,16-48 (9)(18)- Maintenance of nuisance on property prohibited

CORRECTIVE ACTIONS:

1. Cut grass and weeds, and remove the dead foliage debris and trash.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$50.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/07/2018

Started On: 01/20/2018 02:39 PM

Special Magistrate Hearing

5.h.

Meeting Date: 02/21/2018

Re: Case # 17-2654 - 715 S 23rd Street

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

Information

SUBJECT:

17-2654	715 S 23rd Street	Lade, Jean Norzelus, Marie	Andy Avery
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CASE INFORMATION:

Case Initiated:	October 23, 2017	Type of Presentation:	Repeat
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OWNER:

OWNER: Jean Lade Marie Norzelus 715 S 23rd Street Ft Pierce, FL 34950	OCCUPIED BY: Jeantilus Louverture 715 S 23rd Street Apt A Ft Pierce, FL 34950
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VIOLATIONS:

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

Section(s): 11-30 – Refrigerator/Ice Box Safety

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

CORRECTIVE ACTIONS:

1. Please remove all outside storage of appliances, buckets, air conditioners, tires, refrigerators, freezers, and any other miscellaneous items from the carport and the yard.
2. Please remove all refrigerators and freezers from the outside; it is a safety hazard.
3. Please remove the green Toyota sedan, and any other non-operable vehicle from the property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 0 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 02/06/2018

Started On: 01/23/2018 08:41 AM

Special Magistrate Hearing

5.i.

Meeting Date: 02/21/2018

Re: Case # 18-0028 - 2512 Orange Avenue

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

Information

SUBJECT:

18-0028	2512 Orange Avenue	Henry G White (TR)(EST) C/O J Allen-White Trustee	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 10, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Henry G White (TR)(EST) C/O Lois J Allen-White Trustee 9105 SW 22nd Street Apt D Boca Raton, FL 33428	OCCUPIED BY: Roy's Food Mart 2512 Orange Avenue B Ft Pierce, FL 34950
OCCUPIED BY: ?Moaid Badawi 2512 Orange Avenue B Ft Pierce, FL 34950	

VIOLATIONS:

Section(s): 22-139 (B) – Certificate of Zoning Compliance (1)(2)(3)(4)(5)

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

CORRECTIVE ACTIONS:

1. Please contact the Planning Dept. at 77-467-3000 to apply for a conditional use for the arcade machine inside the store (Roy's Food Mart).
2. Please contact the City Clerk's Office at 772-467-3000 to obtain a Business Tax Receipt for the arcade machine inside the store (Roy's Food Mart).

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 and order all utilities to the premises be suspended while the violation continues.

Form Started By: Andy Avery
Final Approval Date: 02/06/2018

Started On: 01/23/2018 09:12 AM

Special Magistrate Hearing

5.j.

Meeting Date: 02/21/2018

Re: Case # 18-208 - 1218 s 11th st

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

Information

SUBJECT:

18-0208	1218 S 11th Street	Arenas, Raul N	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 23,2018	Type of Presentation:	Regular
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OWNER:

OWNER: Raul N Arenas 1218 S 11th Street Fort Pierce, FL 34950	OCCUPIED BY:
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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. All advertisements for short term or vacation rentals must be deleted from all websites. Any rental advertisements on websites dedicated to vacation rentals, regardless of length of stay, are presumed to be vacation rentals and must be deleted.
2. A Business Tax Receipt must be obtained prior to offering your residence for rentals of less than six (6) months. Please contact the City Clerk’s office at 772-467-3000 to determine if any additional information is required prior to obtaining a Business Tax Receipt.

RECOMMENDATION:

The City requests that a fine equal to one month’s rental be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement. If rentals continue without a business tax receipt, that all utilities to the property be suspended.

Form Started By: Isaac Saucedo
Final Approval Date: 02/06/2018

Started On: 01/23/2018 11:42 AM

Special Magistrate Hearing

5.k.

Meeting Date: 02/21/2018

Re: Case # 17-2727 - 808 Avenue M

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

Information

SUBJECT:

17-2727	808 Avenue M	Snyfer Partners LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: Snyfer Partners LLC 4270 SW Country Place Rd Palm City, FL 34990	REGISTERED AGENT: Louis Pfeffer 250 S Central Blvd 205 A Jupiter, FL 33458
TENANT: Mary Barnes 808 Avenue M Ft. Pierce, FL 34950	

VIOLATIONS:

IPMC - 302.3 Sidewalks and Driveways

CORRECTIVE ACTIONS:

1. Cover the drive way with rocks as initially started to fill in the holes and uneven grounds.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 02/06/2018

Started On: 01/24/2018 03:54 PM

Special Magistrate Hearing

5.I.

Meeting Date: 02/21/2018

Re: Case # 18-0171 - 442 Fernandina Street

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

Information

SUBJECT:

18-0171	442 Fernandina Street	Tisack Family Revocable Living Trust	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 20, 2018	Type of Presentation:	Repeat
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OWNER:

OWNER: Tisack Revocable Living Trust 7166 Chestnut Ridge Lockport, NY 14094	TENANT: N/A
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VIOLATIONS:

Section 9-25 - Proof of Business Activity; Burden of proof on Applicant
Section 9-27(B) - Doing Business without a Tax

CORRECTIVE ACTIONS:

1. Obtain a conditional use permit and a business tax receipt.

RECOMMENDATION:

The City requests that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed. Advertisements on websites dedicated to vacation and short term rentals are assumed to be for vacation or short term rentals regardless of the length of stay listed in the advertisement. 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: 02/06/2018

Started On: 01/20/2018 03:32 PM

Special Magistrate Hearing

5.m.

Meeting Date: 02/21/2018

Re: Case #17-1589 - 1308 N 21st St.

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

Information

SUBJECT:

17-1589	1308 N 21st St.	R & D Management & Invest	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 18, 2017	Type of Presentation:	Repeat
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OWNER:

OWNER: R & D Management & Invest Inc (TR) 10380 SW Village Center Dr 333 Port St. Lucie, FL 34987	OCCUPIED BY:
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VIOLATIONS:

**Section(s): 5-1.105.1 Permit Required
IPMC 605.1 Electrical Equipment**

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing the windows and doors for units A & B.
2. Replace the electric panel inner cover (dead front) for unit A.

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: 02/07/2018

Started On: 01/26/2018 03:58 PM

Special Magistrate Hearing

5.n.

Meeting Date: 02/21/2018

Re: Case #17-1356 - 906 N 22nd St.

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

Information

SUBJECT:

17-1356	906 N 22nd St.	Hicks, Cassandra	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 22, 2017	Type of Presentation:	Repeat
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OWNER:

OWNER: Cassandra Hicks 5810 Spanish River Rd. Ft Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for additional stucco work on the building.
2. Specific to unit A- Obtain a permit for the replacement of the electric panel and replacing meter can lugs.
3. Specific to unit C- Obtain a permit for the replacement of the electric panel and sanitary piping.

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: 02/07/2018

Started On: 01/26/2018 04:01 PM

Special Magistrate Hearing

5.o.

Meeting Date: 02/21/2018

Re: Case #16-1315 - 508 N 14th St.

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

Information

SUBJECT:

16-1315	508 N 14th St.	Armelo Construction Group Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 24, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Armelo Construction Group Inc 1696 SW Colony Way Jupiter, FL 33478	OTHER: Spiegel & Utrera, P.A. Reg. Agent for Armelo Construction Group Inc 1840 SW 22nd St, 4th Floor Miami, FL 33145
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a renovation permit for the remaining building to include interior renovation.
2. Renew all expired permits.

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: 02/07/2018

Started On: 01/26/2018 04:08 PM

Special Magistrate Hearing

5.p.

Meeting Date: 02/21/2018

Re: Case #17-1108 - 1405 N 15th St. (Rear Building)

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

Information

SUBJECT:

17-1108	1405 N 15th St. (Rear Building)	Mathieu, Josette	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 23, 2017	Type of Presentation:	Repeat
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OWNER:

OWNER: Josette Mathieu & Marie Joseph 6001 Spruce Dr Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 304.6 Exterior Walls**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.13.1 Glazing**
- IPMC 506.2 Sanitary Drainage System Maintenance**

CORRECTIVE ACTIONS:

1. Hire a properly licensed contractor to obtain a permit for replacing the drywall and installing the plywood ceiling in the front porch.
2. Hire a properly licensed plumber to obtain a permit and to connect the kitchen sink to the sanitary drainage system.
3. Hire a properly licensed electrician to obtain a permit and to repair or replace the damaged electrical service riser that is pulling away from the wall.
4. Hire a properly licensed contractor to repair or replace all damaged exterior doors, windows and to seal all holes in the exterior walls.

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: 02/07/2018

Started On: 01/26/2018 04:16 PM

Special Magistrate Hearing

5.q.

Meeting Date: 02/21/2018

Re: Case #17-1037- 528 N 11th St.

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

Information

SUBJECT:

17-1037	528 N 11th St.	Cruickshank, Cephus	Shaun Coss
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CASE INFORMATION:

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

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

- Section(s): IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.15 Exterior Doors**
- IPMC 603.1 Mechanical Equipment**
- IPMC 704.2.1 Smoke Detectors**

CORRECTIVE ACTIONS:

1. The water heater is in major disrepair and must be replaced.
2. Repair or replace the side entry door, it is no longer attached to the hinges due to the deterioration of the door.
3. Install smoke detectors as required.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 02/07/2018

Started On: 01/26/2018 04:22 PM

Information

SUBJECT:

15-1549 MAS	2209 Avenue D	St Cyr, Randolph	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 11, 2015	Type of Presentation:	Massey
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OWNER:

OWNER Randolph F St. Cyr 2209 Avenue D Ft. Pierce, FL 34950	OTHER ADDRESSES: Randolph F St. Cyr 57 East 5th Street Huntington Station Huntington Station NY 11746
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VIOLATIONS:

- 5-1.101.2.1 Unsafe Building
- 5-1.105.1 Permit Required
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.13 Window & Door Frames
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 704.1 Fire Protection Systems

FINDINGS/ORDER:

February 17, 2016 Special Magistrate Ross found Randolph F St Cyr responsible for the violations and gave him 60 days to obtain a permit and to comply with all permit conditions or a fine of \$100.00 will be assessed.

ACTION DATES:

April 27, 2016 an inspection was made, the property was not in compliance, the fines began. January 9, 2018 received request to stop fines and allow him to complete the violations.

Currently, the fines are \$62,320.00 (\$20.00 recording fees)

RECOMMENDATION:

To be determined.

Attachments

Order
Aff of Non Comp
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 01/12/2018

Started On: 01/10/2018 02:17 PM

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

Book: 3838

Page: 1685

Case No: 15-00001549

IN THE MATTER OF:

2209 AVENUE D
PROPERTY ADDRESS

RANDOLPH F ST CYR
2209 AVE D
FT PIERCE, FL 34950

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated February 19, 2016, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 304.13, IPMC 305.3, IPMC 309.1, IPMC 506.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2016.

Start
Fines



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 27th day of April, 20 16.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER
NOTARY COMMISSION # EE 21002
EXPIRES: November 13, 2016
Hendee Third Budget Notary Services

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4185464 05/02/2016 at 08:45 AM
OR BOOK 3863 PAGE 1101 - 1101 Doc Type: AFF
RECORDING: \$10.00

File Name: C0065201

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

Case No: 15-1549

Address: 2209 Avenue D

Date: February 21, 2018

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: _____

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

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

Special Magistrate Hearing**6.b.****Meeting Date:** 02/21/2018**Re:** Case #15-0351 - 308 N 19th Street - Ceballo**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0351 MAS	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 23, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Javier & Kenia Ceballo 1994 SE Floresta Drive Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5.1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. July 15, 2015 Special Magistrate Ross gave Javier & Kenia Ceballo 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.
2. November 22, 2016 an inspection was made. The violation was not in compliance and the fines began.
3. January 12, 2017 received request to stop the fines from accumulating and allow additional time to comply.
4. February 15, 2017 Special Magistrate Ross stopped the fines from accumulating and allowed time for violators to obtain the permit and comply with the conditions of the permit.
5. January 29, 2018 received request from Building Department Investigator Coss to schedule a hearing to continue this case and restart the fines.

RECOMMENDATION:

Restart the daily accrual of fines in the amount of \$100.00 per day and issue an Order Assessing Fine and Imposing Lien.

Attachments

Order
 Aff of Non Comp
 Stop Fines
 3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 01/30/2018

Started On: 01/29/2018 09:56 AM

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

SM CASE # 15-0351

RE: Violation of Section(s): 5.1.105.1 Permit Required

Violator: JAVIER & KENIA CEBALLO
1994 SE FLORESTA DR
PORT ST LUCIE, FL 34983

Property Address: 308 N 19TH ST Tax ID #: 2409-605-0052-000/7
Legal Description: FLORIANA PARK BLK 9 LOTS 4 AND 5-LESS ST- (OR 422-641)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 15, 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 JAVIER CEBALLO failed to obtain a permit prior to doing general construction, framing, drywall, electrical and re-roofing in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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


DONE AND ORDERED this 16th day of July, 2015.



Fran Ross, Special Magistrate

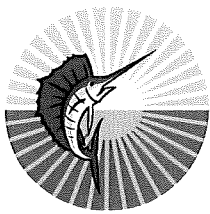
I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

16th DAY OF July, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4092511 07/17/2015 at 11:38 AM
OR BOOK 3768 PAGE 2913 - 2913 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 308 N 19TH ST

CASE NO: 15-00000351

IN THE MATTER OF: JAVIER & KENIA CEBALLO
 1994 SE FLORESTA DR
 PORT ST LUCIE, FL 34983

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

That I have personally examined the property described in the Special Magistrate's order dated July 16, 2015, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: November 22, 2016.

In accordance with the Order of Violation recorded in Book 3768 Page 2913, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of November, 2016.

Shaun Coss, Code Enforcement Officer

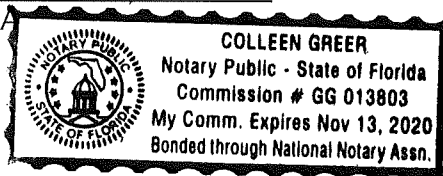
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

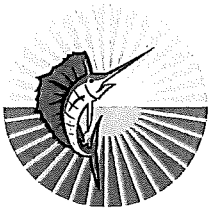
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4252221 11/29/2016 09:46:50 AM
 OR BOOK 3936 PAGE 1374 - 1374 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 22nd day of November, 2016.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

February 15, 2017

Re: Case # 15-0351

JAVIER & KENIA CEBALLO
1994 SE FLORESTA DR
PORT ST LUCIE, FL 34983

Property address: 308 N 19TH ST
Tax ID #: 2409-605-0052-000/7
Legal description: FLORIANA PARK BLK 9 LOTS 4 AND 5-LESS ST- (OR 422-641)

Code section(s) in violation: 5.1.105.1 Permit Required

Dear property owner(s):

Please be advised that this matter was continued at the Special Magistrate hearing held on February 15, 2017, and the Special Magistrate ordered that we stop the fines from accruing as of this date and continue this request allowing you time to obtain the permit and comply with the conditions of the permit.

Once the violations are complied, you may request another hearing to go before the Special Magistrate for a fine reduction/rescindment.

If you fail to obtain the permit and obtain inspection or allow the permit to expire, at the request of the Officer the matter may be brought back before the Special Magistrate.

Sincerely,

Colleen Greer
Code Enforcement Clerk

C0070594

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

Case No: 15-0351

Address: 308 N 19th Street

Date: February 21, 2018

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? STILL IN VIOLATION. PERMITS WERE OBTAINED, EXPIRED, RENEWED AND EXPIRED AGAIN.

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? -0-

Information

SUBJECT:

17-1824 MAS	421 N 10th Street	Dellepere, Patricia (TR)	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 6, 2017	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Patricia Dellepere (TR) 1841 Banks Road Margate, FL 33063	OCCUPIED BY:
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VIOLATIONS:

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

FINDINGS/ORDER:

November 1, 2017 Special Magistrate Ross found Patricia Dellepere (TR) responsible for the violations referenced above and gave her 30 days to comply or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. December 4, 2017 an inspection was made, the property was not in compliance, the fines began.
2. December 20, 2017 an inspection was made, the property is now in compliance, the fines stopped.
3. January 30, 2017 received request for reduction/rescindment.

The fines are \$1,630.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order
Aff of Non Comp

Aff of CM
3 Criteria
Administrative Costs

Form Review

Form Started By: Colleen Greer
Final Approval Date: 02/07/2018

Started On: 01/30/2018 01:49 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	01/16/2018			
Property address:	421 N 10th, Fort Pierce, FL 34950			
Owner(s) of record:	Patricia Dellepere (TR)			
Mailing address:	1861 Banks Rd., Margate FL 33063			
Property tax ID #:	2409-501-0192-000-1			
Original purchase date:	Nov 9, 2016	Original purchase price:	29500.00	
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:	Patricia Dellepere	Relationship to owner(s)	Owner	
Telephone #:	954-803-6955	Mobile phone #:	954-482-2218	
E-mail:	patricia.dellepere@degroupl.com	Preferred contact method:	Email	
What are owner(s) intentions for property:	L			
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?	

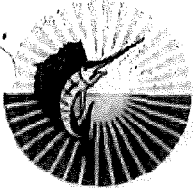
AMOUNT OF FINE \$ 1630.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 1630.00

DOLLAR AMOUNT I AGREE TO PAY \$ 0.00

Patricia Dellepere 1/16/2018 Patricia Dellepere

Signature of Owner or Representative Date Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 421 N 10th Street, Ft. Pierce

Property Owner: Patricia Dellepere

Mailing Address: 1861 Banks Rd., Margate FL 33063

Telephone #: 954-366-1055 Cell Phone #: 954-482-2218

E-Mail Address: patricia.dellepere@degroupl.com

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

I, Patricia Dellepere, 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:

We had intention to solve this problem with the best of attitudes, respecting administrative authority, from the beginning. But problem is that we didn't receive any notices about violation or hearing. We started bringing the subject property into compliance as soon as problem was discovered.

Above all, we would like to ask for waving fines in amount \$1630.00.

Date: 1/16/2018

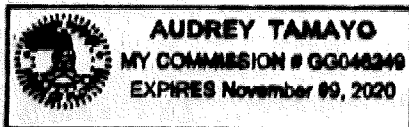
Signed: *Patricia Dellepere*

Print Name: Patricia Dellepere

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30th day of January, 2018.



Audrey Tamayo
Notary Public, State of Florida



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 17-1824

Property Address: 421 N 10TH ST
Tax ID #: 2409-501-0192-000/1
Legal Description: LINCOLN PARK NO 2 BLK 6 LOT 26 (OR 1132-2369)

Violator: PATRICIA DELLEPERE (TR)
1841 BANKS RD
MARGATE, FL 33063

RE: Violation of Section(s): 22-187 (13) Landscape Maintenance, IPCM 302.7 Accessory Structure

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 01, 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 PATRICIA DELLEPERE (TR) failed to mow the grass and trim the bushes, repair the front gate and fence 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. In the event the violation is not remedied within 30 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.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. 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 2nd day of November, 2017.

Fran Ross
Fran Ross, Special Magistrate

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

2nd DAY OF November, 2017.

Colleen Greer
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4367276 11/03/2017 10:48:36 AM
OR BOOK 4060 PAGE 2759 - 2759 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 421 N 10TH ST

CASE NO: 17-00001824

IN THE MATTER OF: PATRICIA DELLEPERE (TR)
1841 BANKS RD
MARGATE, FL 33063

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated November 01, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 22 -187 (13) Landscape Maintenance, IPMC 302.7 Accessory Structure of the Code of the City of Fort Pierce, Florida, as of this date: December 4, 2017.

In accordance with the Order of Violation recorded in Book 4060 Page 2759, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 4 day of December, 2017.

Heather Debevec, Code Enforcement Officer

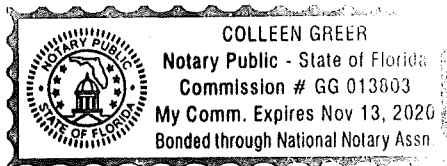
STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4377127 12/05/2017 01:57:31 PM
OR BOOK 4071 PAGE 2295 - 2295 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 4th day of December, 2017.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 421 N 10TH ST
 CASE NO: 17-00001824

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4387361 01/04/2018 04:13:49 PM
 OR BOOK 4083 PAGE 1460 - 1460 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: PATRICIA DELLEPERE (TR)
 1841 BANKS RD
 MARGATE, FL 33063

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated November 01, 2017, in the above mentioned case and find that said property is now in compliance with Section(s) 2-187(13) Landscape Maintenance, IPMC 302.7 Accessory Structure of the Code of the City of Fort Pierce, Florida, as of this date: December 20, 2017.

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

 X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4060 Page 2759. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 20 day of December, 2016.

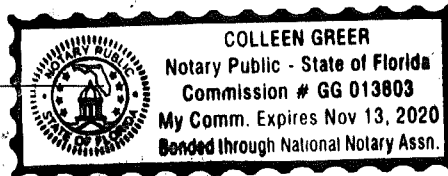
Heather Debevec

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

Colleen Greer
 NOTARY PUBLIC - STATE OF FLORIDA



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

Case No: 17-1824

Address: 421 N 10th Street

Date: February 21, 2018

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? VIOLATIONS WERE CORRECTED BY OWNER/ PROPERTY MANAGER.

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

Administrative Cost Estimator

2/7/2018

Property Address: 421 N 10th Street (17-1824)

Date case originated: 8/22/2017

Date case complied: 12/20/2017

Total time: 4 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>2</u>	\$0.88
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>4</u>	\$200.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

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

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

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

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

Total Estimated Cost: \$888.48

Information

SUBJECT:

02-9608 Lien Red	1114 Raymond Avenue	Bitetto, Vitangelo	Peggy Arraiz
---------------------	---------------------	--------------------	--------------

CASE INFORMATION:

Case Initiated:	April 22, 2004	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: David Burge 1114 Raymond Avenue Ft. Pierce, FL 34950	CURRENT OWNER: Vitangelo R. Bitetto 1484 SE Village Green Drive Port St. Lucie, FL 34952
--	--

VIOLATIONS:

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

FINDINGS/ORDER:

October 16, 2002 Special Master Sessions found David Burge responsible for the violations listed above and gave him 30 days to comply or a fine of \$50.00 per day would be assessed.

ACTION DATES:

1. November 19, 2002 an inspection was made; the violations had not been corrected, the fines began.
2. November 21, 2002 an Order Assessing Fine & Imposing Lien was recorded with the St. Lucie County Clerk of Court.
3. December 17, 2002 an inspection was made, the property is now in compliance, the fines stopped.
4. Total amount of accrued fines \$1,400.00.
5. March 7, 2003 received a request for reduction/rescindment from Mr. Burge.
6. April 18, 2003 Special Master reviewed the case and recommended the City Commission waive the soft costs of \$451. That would leave the administrative fees of \$548.86 and the fine of \$1,400.00 be reduced to \$400.00 for a total due of \$948.86. There was no deadline for payment.
7. May 5, 2003 the City Commission approved the reduction to \$948.86 with no deadline for payment.
8. December 19, 2017 received request for lien reduction/rescindment.

RECOMMENDATION:

The City Commission reduced the lien to \$948.86 without a deadline for payment.

Recommendation for the Special Magistrate is to be determined.

Attachments

Administrative Costs

Request

Tax Card

Order

Aff of Non Comp

Lien

Aff of CM

Rec Reduction

7 Criteria

City Comm

Form Review

Form Started By: Colleen Greer

Started On: 01/30/2018 02:49 PM

Final Approval Date: 02/07/2018

Administrative Cost Estimator

2/7/2018

Property Address: 1114 Raymond Ave (02-9608)

Date case originated: 5/30/2002

Date case complied: 12/17/2002

Total time: 7 months

Number of Hearings

Violation Hearings: 2

Massey Hearings:

Lien Reduction Hearings: 2

Mailing Expense

Regular 1st Class:	\$0.44	<u>3</u>	\$1.32
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Certified Mail:	\$5.10	<u>4</u>	\$20.40
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>7</u>	\$350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
----------------------	----------	----------	----------

Each additional Hearing	\$75.00	<u>1</u>	\$75.00
-------------------------	---------	----------	---------

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

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
-------------------------	---------	----------	---------

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>4</u>	\$600.00
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$275.00	<u>2</u>	\$550.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$1,969.22



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	12/19/17		
Property address:	111A Raymond Ave Ft Pierce FL 34950		
Owner(s) of record:	Vitangelo R Bitetto		
Mailing address:	1484 SE Village Green Dr Fort St Lucie FL 34952		
Property tax ID #:	2416-602-0089-0008		
Original purchase date:	5/2/2005	Original purchase price:	72,000.00
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:	Vitangelo Bitetto	Relationship to owner(s)	Self
Telephone #:	772-501-0169	Mobile phone #:	
E-mail:	petee7@yahoo.com	Preferred contact method:	Phone
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)
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? 100,000.00
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 1400.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 1400.00

DOLLAR AMOUNT I AGREE TO PAY

\$ _____

Vito Bitetto

Signature of Owner or Representative

12/19/17

Date

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1114 Raymond Ave Ft Pierce 34950

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.

Vito Butello
Signature of Owner or Representative

12/19/17
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:

City Representative

Date



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: 1114 Raymond Ave Ft Pierce FL 34950
 Property Owner: Vitangelo R Bitetto
 Mailing Address: 1484 SE Village Green Dr Port St Lucie FL 34952
 Telephone #: 772-501-0169 Cell Phone #: _____
 E-Mail Address: petee7@yahoo.com
 Is the property in compliance? yes If no, please explain in the narrative of your request.

I, Vito Bitetto, 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:

In 2003, David Burge was the owner of my property. Mr Burge was in violation of an ordinance and required to come into compliance. Mr Burge was also given a fine of \$50.00 per day. It took Mr Burge 28 days according to City records, to come into compliance. At that time, Mr. Burge's fine totaled \$1400.00. In may of 2003, Mr. Burge went before Magistrate & had his fine reduced to \$948.66. The magistrate did not give a date to Mr. Burge to have these fines paid by. I purchased the property in 2005 without knowledge of this fine. A proper title & lien search was done.

Additional page attached

Signed: Vito Bitetto
Print Name: Vito Bitetto

Date: 1/26/18

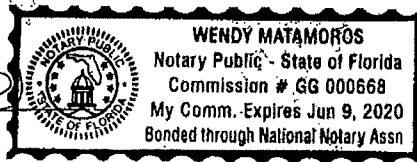
STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Vito Bitetto 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 Florida Driver license as identification.

SWORN TO AND SUBSCRIBED before me this 26 day of January, 2018.

Wendy Matamoros
Notary Public, State of Florida



The title company is no longer in business. I am currently interested in selling my property and the new title company has come across this issue. I am selling this property as I can no longer financially sustain it. A fine that was incurred by Mr. Burge is not one that I can financially bear. I am respectfully requesting that this fine be reduced to \$0.00 and the lien be removed from my property. Thank You,

Vito Bietto

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

Property Identification

Site Address: 1114 Parcel ID: 2416-602-0089- Account #: 25935 Sec/Town/Range:
 RAYMOND AVE 000-8 16/35S/40E
 Map ID: 24/16N Zoning: C3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Good Samaritan Ministries Inc
 8280 Business Park DR
 Port St Lucie, FL 34952-7946

Legal Description

BILTMORE PARK BLK 29 LOTS 21 AND 22 (OR 4085-2638)

Current Values

Just/Market: \$38,200 Assessed: \$38,200
 Exemptions: \$0 Taxable: \$38,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$38,200	\$38,200	\$0	\$38,200
2016	\$35,800	\$35,800	\$0	\$35,800
2015	\$36,100	\$36,100	\$0	\$36,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-27-2017	4085 / 2638	0111	QC	Bitetto Vitangelo R	\$100
05-02-2005	2237 / 0192	XX00	WD	Burge,David E	\$72,000
03-28-2002	1513 / 1101	XX00	WD	Remmerswaal,Jacqueline H Carlton	\$41,000

Primary Building Information

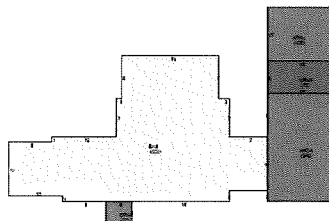
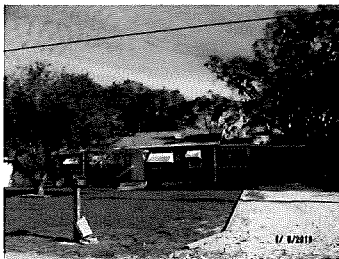
Finished Area of this building: 835 SF
 Gross Area of this building: 1,287 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
 Year Built: 1939 Frame: Grade: C- Effective Year: 1939
 Primary Wall: Abs Shingle Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	835
Gross Area (SF):	1,287
Land Size (acres):	0.36
Land Size (SF):	15,817
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	330	1999

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

SM CASE # 2-376

RE: Violation of Section(s): 16-48(1)(5) Outside storage

Violator: David E. Burge
1114 Raymond Ave.
Ft Pierce, FL 34950

LEGAL DESCRIPTION: 1114 RAYMOND AVE
2416-602-0089-000/8 Biltmore Park BLk 29
Lots 21 & 22

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Master pursuant to Florida Statutes 162.07 on 10-16-02, upon request of the Community Code Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that David E. Burge failed to remove trash, junk, building materials, auto parts and refrigerator in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$ 50.

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 Community Response Division promptly at (772) 460-2200, extension 236, when the violation is corrected.

DONE AND ORDERED this 16th day of October, 2002.

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
17th DAY OF October, 2002

Lois Caudill
LOIS CAUDILL

Reginald Sessions, Esq.
REGINALD SESSIONS, ESQ.,
SPECIAL MASTER

THE VIOLATOR HAS 30 DAYS IN WHICH TO
FILE AN APPEAL OF THE SPECIAL MASTER'S
DECISION IN THE CIRCUIT COURT OF ST LUCIE COUNTY

The case regarding the freezer is being
tabled

CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 2376

Case No. 29608

IN THE MATTER OF:

David F Borgo

1114 Raymond Ave
PROPERTY ADDRESS

1114 Raymond Ave

Ft Pierce, Fla 34950

I, Annie Del Rosario, have personally examined the property described in the Code Enforcement Board Order dated 10-16-02 in the above mentioned case, and find that said property is **NOW** in compliance with Section 16-48 (D)(5) of the Code of the City of Fort Pierce, Florida, as of the 17 day of December, 2002.

Annie Del Rosario

I, _____, have personally examined the property described in the Code Enforcement Board Order dated _____, in the above mentioned case, and find that said property is **NOT** in compliance with Section _____ of the Code of the City of Fort Pierce, Florida as of the _____ day of _____, 20____.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 17 day of December, 2002

My Commission Expires:



Lois Caudill
Notary Public, State of Florida at Large

CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA

CEB Case No. 2376

Case No. 29608

IN THE MATTER OF:

David F Borgo

1114 Raymond Ave
PROPERTY ADDRESS

1114 Raymond Ave

Ft Pierce, Fla 34950

I, Annie Del Rosario, have personally examined the property described in the Code Enforcement Board Order dated 10-16-02 in the above mentioned case, and find that said property is **NOW** in compliance with Section 16-48 (D)(5) of the Code of the City of Fort Pierce, Florida, as of the 17 day of December, 2002.

Annie Del Rosario

I, _____, have personally examined the property described in the Code Enforcement Board Order dated _____, in the above mentioned case, and find that said property is **NOT** in compliance with Section _____ of the Code of the City of Fort Pierce, Florida as of the _____ day of _____, 20____.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 17 day of December, 2002

My Commission Expires:



Lois Caudill
Notary Public, State of Florida at Large

MEMORANDUM

TO: Dennis Beach, City Manager

FROM: Lois Caudill, Assistant to the Special Master *LC*

SUBJECT: **SPECIAL MASTER'S RECOMMENDATION TO THE CITY COMMISSION ON REDUCING/RESCINDING LIEN**

DATE: April 18, 2003

LISTED BELOW ARE THE FACTS FOR THIS CASE:

THE PROPERTY ADDRESS IS: **1114 RAYMOND AVE.**

THE PROPERTY IS OWNED BY: **DAVID E. BURGE, 1114 RAYMOND AVE., FT. PIERCE, FL 34950**

CODE SECTION(S) IN VIOLATION: **16-48(1)(5) NUISANCE AS AN OBJECT - OUTSIDE STORAGE (TRASH, JUNK, BUILDING MATERIALS, AUTO PARTS, FREEZER, REFRIGERATOR, ETC.)**

THE CASE WAS INITIATED ON: **MAY 30, 2002.**

THE CASE CAME BEFORE THE SPECIAL MASTER ON: **OCTOBER 16, 2002.**

THE SPECIAL MASTER GAVE THE PROPERTY OWNER(S) **30 DAYS TO COMPLY OR A FINE OF \$50 PER DAY. THE CASE REGARDING THE FREEZER WAS TABLED UNTIL THE NEXT MEETING, WHICH WAS NOVEMBER 20, 2002.**

ON NOVEMBER 20, 2002, THE CASE OF THE FREEZER CAME BACK IN FRONT OF THE SPECIAL MASTER. THE CASE WAS DISMISSED.

ON NOVEMBER 19, 2002, A REINSPECTION WAS MADE, THE PROPERTY WAS NOT IN COMPLIANCE AND THE FINE BEGAN.

THE LIEN WAS RECORDED ON **NOVEMBER 27, 2002.**

THE PROPERTY CAME INTO COMPLIANCE ON **DECEMBER 17, 2002.**

THE LIEN AMOUNT IS \$1,400.

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Special Master's Recommendation - 111 4 Raymond Ave.

April 18, 2003

THE SPECIAL MASTER RECOMMENDS THAT THE ADMINISTRATIVE COST OF \$548.86 SHOULD BE PAID, AND TO ASSESS A LIEN IN THE AMOUNT OF \$400 INSTEAD OF THE \$1,400.

**LIEN REDUCTION HEARING
 CONTESTING OF FINE/NON-COMPLIANCE
 Special Magistrate Hearing Date: February 21, 2018**

Case No: 02-9608

Address: 1114 Raymond Avenue

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 THIS IS A NEW OWNER
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

Commissioner Nelson said he would be glad to give Commissioner Benton a copy of the plan of action on the Human Resource Center.

Those voting in favor of the motion were: Commissioners Alexander, Coke, Nelson, and Enns. Those opposed: Commissioner Benton.

Mr. Tim Munson indicated he would like to speak.

Mayor Enns said at the end of the meeting is the time for public comments. If he would like to speak at that time, he is welcome.

Mr. Munson said he would prefer to speak now.

Mayor Enns said no, he is not going to speak now. The time for public comment is at the end of the meeting. And he will recognize him as soon as they get to that.

The next item on the Agenda was Kim Skidmore, on behalf of St. Lucie County Chamber of Commerce, request Alcohol Beverage Permit for 7th Annual Fishing Frenzy at the Fort Pierce City Marina on May 16, 2003.

Motion was made by Commissioner Nelson, seconded by Commissioner Alexander, to approve Alcohol Beverage Permit for 7th Annual Fishing Frenzy at the Fort Pierce City Marina on May 16, 2003.

Those voting in favor of the motion were: Commissioners Alexander, Benton, Coke, Nelson, and Enns. Those opposed: None.

The next item on the Agenda was David Burdge request to reduce or rescind fine or lien against 1114 Raymond Avenue.

Mr. Charles Cangianelli, Director of Building & Community Response, said in front of them they have a little breakdown of the information on this lien. The Special Master recommended the administrative cost of \$548.86 should be paid and the fine reduced from \$1,400.00 down to \$400.00, for a total of \$948.86.

Motion was made by Commissioner Coke, seconded by Commissioner Benton, to reduce the administrative cost and the fine against 1114 Raymond Avenue to a total of \$948.86 as recommended by the Special Master.

Commissioner Alexander asked why is it the amount of \$400.00 instead of \$1,400.00? Is there something they didn't do or do right when they are requesting the rescind of this lien?

Mr. Cangianelli said he believes at the hearing the Special Master felt that it was cleaned up but it wasn't cleaned up in a timely order and the property owner was responsible for some of the fees.

Commissioner Alexander said his question to Mr. Cangianelli is, what does he mean by a "timely manner" because he doesn't see where it is stipulated in here. What is the difference between \$400.00 and \$1,400.00 if it was done? He is just here not to punish the community when they are trying to do some diligent work on properties, because they can't do it. This community was not built overnight and they can't repair it overnight. He insists they don't just overlook this. He will go along with the administration cost on this, but there is just no explanation for the difference in the \$400.00.