

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 4, 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.	18-0246 PK	102 S 2nd Street	Munyon, Douglas Paul	Vincent Alesi
----	---------------	------------------	----------------------	---------------

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-1735 BLDG	1147 Hernando St.	Nole, James	Shaun Coss
----	-----------------	-------------------	-------------	------------

B.	17-2289 BLDG	909 Quincy Ave	Lakram, Roshini	Shaun Coss
----	-----------------	----------------	-----------------	------------

C.	17-2278 BLDG	601 Orange Ave	605 Ministries LLC	Shaun Coss
----	-----------------	----------------	--------------------	------------

D.	17-2249 BLDG	1007 Avenue F	Bembry, Linda	Shaun Coss
----	-----------------	---------------	---------------	------------

E.	17-1078 BLDG	507 N 21st St., Unit A	Hill, Jessie	Shaun Coss
----	-----------------	------------------------	--------------	------------

F.	17-1914 BLDG	1611 N 19th St.	Randolph, Julia	Shaun Coss
----	-----------------	-----------------	-----------------	------------

G.	17-1712 BLDG	1212 Avenue L	Bahamaville Corp	Shaun Coss
H.	17-2197 BLDG	716 N 23rd St.	Spann Holdings LLC	Shaun Coss
I.	18-0163 CE	1710 Avienda Avenue	Gamez, Irma Gamez, Yarityz	Heather Debevec
J.	18-0318 CE	603 North 8th Street	Gilbert, Ronald Gilbert, Lynrose	Heather Debevec
K.	17-3086 CE	1907 Avenue E	BH- Properties LLC	Janey Vanderhorst
L.	17-2978 CE	704 S 7th Street	Scott, Joy A. (LF EST)	Isaac Saucedo
M.	18-0304 CE	2101 San Marcos Avenue	Williams, John	Heather Debevec
N.	17-2978 CE	704 S 7th Street	Scott, Joy A. (LF EST)	Isaac Saucedo
O.	17-2686 CE	510 Orange Avenue	Bunwin Inc.	Heather Debevec

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

A.	16-1443 Massey	2510 S Ocean Drive	Aljen Inc	Shaun Coss
B.	17-0805 Massey	721 Hernando St	Celentano, Frank J (Jr)	Shaun Coss
C.	15-1900 Massey	1004 Texas Court	Saeed, Ghazanfar	Shaun Coss
E.	17-0810 Massey	3003 Carver Street	Therault, Marcel	Shaun Coss

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

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

**Special Magistrate Hearing****4.a.****Meeting Date:** 04/04/2018**Re:** Case #18-0246 - Citation #6241- Munyon**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0246 PK	102 S 2 <sup>nd</sup> Street	Munyon, Douglas Paul	Vincent Alesi
---------------	------------------------------	----------------------	---------------

**CASE INFORMATION:**

Case Initiated:   January 24, 2018	Type of Presentation:	Citation
------------------------------------	-----------------------	----------

**OWNER:**

VIOLATOR Douglas Paul Munyon	PARKING VIOLATION Citation #6241
---------------------------------	-------------------------------------

**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6241	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: 03/29/2018

Started On: 03/21/2018 08:19 AM

**Special Magistrate Hearing**

**5.A.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-1735 - 1147 Hernando St.

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

**Information**

**SUBJECT:**

17-1735 BLDG	1147 Hernando St.	Nole, James	Shaun Coss
-----------------	-------------------	-------------	------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: James M Nole (TR) & Thelma J Potts (TR) 1147 Hernando St. Ft. Pierce, FL 34949	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

**Section(s): 5-1.105.1 Permit Required**

**CORRECTIVE ACTIONS:**

1. Renew permits 17-2311 and 17-2312 and obtain approval for all required inspections.
2. Obtain a permit for the pouring of the slab and construction of the pole barn type structure and all associated electrical work.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit for the pouring of the slab, construction of the pole barn and associated electrical work; renew permits 17-2311 and 17-2312 and obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; and, comply with all other permit conditions or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 03/29/2018

Started On: 03/01/2018 09:35 AM

**Special Magistrate Hearing**

**5.B.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-2289 - 909 Quincy Ave

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

**Information**

**SUBJECT:**

17-2289 BLDG	909 Quincy Ave	Lakram, Roshini	Shaun Coss
-----------------	----------------	-----------------	------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: Roshini Lakram 5235 NW Jake Ct. Port St. Lucie, FL 34986	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

**Section(s): 5-1.105.1 Permit Required**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for replacing the roof.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit for replacing the roof; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; and, comply with all other permit conditions or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 03/29/2018

Started On: 03/01/2018 09:51 AM

**Special Magistrate Hearing**

**5.C.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-2278 - 601 Orange Ave

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

**Information**

**SUBJECT:**

17-2278 BLDG	601 Orange Ave	605 Ministries LLC	Shaun Coss
-----------------	----------------	--------------------	------------

**CASE INFORMATION:**

Case Initiated:	November 20, 2017	Type of Presentation:	Regular
-----------------	-------------------	-----------------------	---------

**OWNER:**

<b>OWNER:</b> 605 Ministries LLC Reg. Agent, Sherman Thomas 117 Orange Ave Fort Pierce, FL 34950	<b>OCCUPIED BY:</b> Unlimited Wireless 601 Orange Ave. Ft. Pierce, FL 34950
--	--

**VIOLATIONS:**

**Section(s): 5-1.105.1 Permit Required**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the electrical alterations and cat 5 wiring that was installed for the Metro PCS store.
2. Obtain a permit for the exterior wall sign for Metro PCS that has been installed.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain permits for electrical alterations, cat 5 wiring, and the installation of the wall sign; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; and, comply with all other permit conditions or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
 Final Approval Date: 03/29/2018

Started On: 03/01/2018 09:54 AM

**Special Magistrate Hearing****5.D.****Meeting Date:** 04/04/2018**Re:** Case #17-2249 - 1007 Avenue F**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

17-2249 BLDG	1007 Avenue F	Bembry, Linda	Shaun Coss
-----------------	---------------	---------------	------------

**CASE INFORMATION:**

Case Initiated:	September 27, 2018	Type of Presentation:	Regular
-----------------	--------------------	-----------------------	---------

**OWNER:**

OWNER: Linda Bembry & Anthony Smith 1007 Avenue F Ft. Pierce, FL 34950	OCCUPIED BY:
---	--------------

**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the residential repairs taking place including but not limited to the replacement of windows and 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 for residential repairs to include drywall and window replacement; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; and, comply with all other permit conditions or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 03/29/2018

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

**Special Magistrate Hearing**

**5.E.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-1078 - 507 N 21st St. Unit A

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

**Information**

**SUBJECT:**

17-1078 BLDG	507 N 21st St., Unit A	Hill, Jessie	Shaun Coss
-----------------	------------------------	--------------	------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: Jessie Hill, Herbert Dickerson & Ruby McGill 108 N 39th St. Fort Pierce, FL 34950	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required**
- IPMC 304.2 Protective Treatment**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 603.1 Mechanical Equipment**
- IPMC 604.3.1.1 Water Damaged Electrical Equipment**
- IPMC 605.1 Electrical Equipment**

**CORRECTIVE ACTIONS:**

1. A permit is required for the partial replacement of the potable water supply lines and the sanitary sewer line for all piping that is concealed behind walls or underground. Additionally, a permit is required for the abandonment of piping, replacement and/or reconfiguration of piping.
2. Repair or replace the leaking valve under the bathroom sink.
3. Repair or replace all damaged drywall.
4. Repair and/or replace all damaged/missing electrical connector fittings on the water heater.
5. Electrical receptacles damaged by water must be replaced.
6. Replace all soffit and fascia that is rotten.
7. Bread and paper towels are not approved materials to be used for the abandonment of plumbing lines. Hire a properly licensed plumber to obtain a permit and make all necessary repairs.
8. Renew permit 17-1494 and obtain approval for all required inspections.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to cure the said violations by obtaining electrical permit 17-1885, renewing permit 17-1494; obtaining any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtaining approval for all required inspections at least every 180 days until the permits have been closed; and, comply with all other permit conditions or a fine of \$1003.00 per day be assessed.

---

### **Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 03/29/2018

Started On: 03/01/2018 10:04 AM

**Special Magistrate Hearing**

**5.F.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-1914 - 1611 N 19th St.

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

**Information**

**SUBJECT:**

17-1914 BLDG	1611 N 19th St.	Randolph, Julia	Shaun Coss
-----------------	-----------------	-----------------	------------

**CASE INFORMATION:**

Case Initiated:	September 20, 2017	Type of Presentation:	Regular
-----------------	--------------------	-----------------------	---------

**OWNER:**

OWNER: Julia Randolph 1712 Avenue O Ft. Pierce, FL 34950	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

- Section(s): IPMC 304.6 Exterior Walls**
- IPMC 304.7 Roofs & Drainage**
- IPMC 305.3 Interior Surfaces**
- IPMC 603.1 Mechanical Equipment**
- IPMC 704.2.1 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is leaking.
2. Repair or replace all walls and ceilings where, holes, cracks or other damage is present.
3. Replace all missing smoke detectors.
4. Replace all missing batteries in smoke detectors.
5. The air conditioning handler is leaking onto the floor. Repair or replace the air conditioning unit.

*Note: This inspection was conducted prior to Hurricane Irma. If damage occurred as a result of Hurricane damage, it is not reflected in this letter and may be cited at a future date.*

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain permits for repairing/replacing the roof and replacing drywall; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permits have been closed; and, comply with all other permit conditions or a fine of \$100.00 per day be assessed.

---

### **Form Review**

Form Started By: Shaun Coss

Started On: 03/01/2018 10:11 AM

Final Approval Date: 03/29/2018

**Special Magistrate Hearing**

**5.G.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-1712 - 1212 Avenue L

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

**Information**

**SUBJECT:**

17-1712 BLDG	1212 Avenue L	Bahamaville Corp	Shaun Coss
-----------------	---------------	------------------	------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: Bahamaville Corp 218 Orange Ave Fort Pierce, FL 34950	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 309.1 Infestation**
- IPMC 505.1 Water System**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

**CORRECTIVE ACTIONS:**

1. Have the fire alarm system tested and certified. Have all fire extinguishers serviced and provide current certification.
2. Install smoke detectors where they have been removed.
3. All bathroom sinks, kitchen sinks, showers and bathtubs must be provided with hot water.
4. Install electrical panel blanks as required.
5. Replace the missing water heater access cover.
6. Provide proof of professional pest control service.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply said violations; if applicable, obtain required permits pursuant to the Florida Building Code and/or the Code of Ordinances or a fine of \$100.00 per day be assessed.

## Form Review

Form Started By: Shaun Coss  
Final Approval Date: 03/29/2018

Started On: 03/01/2018 10:16 AM

**Special Magistrate Hearing**

**5.H.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-2197 - 716 N 23rd St.

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

**Information**

**SUBJECT:**

17-2197 BLDG	716 N 23rd St.	Spann Holdings LLC	Shaun Coss
-----------------	----------------	--------------------	------------

**CASE INFORMATION:**

Case Initiated:	September 21, 2017	Type of Presentation:	Regular
-----------------	--------------------	-----------------------	---------

**OWNER:**

<b>OWNER:</b> Spann Holdings LLC Sarah Spann, Reg. Agent 1410 Pineburke Ln Ft. Pierce, FL 34947	<b>OCCUPIED BY:</b>
---	---------------------

**VIOLATIONS:**

- Section(s): IPMC 304.6 Exterior Walls**
- IPMC 304.7 Roofs & Drainage**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.4 Wiring**

**CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is leaking.
2. Repair or replace the kitchen sink piping that is leaking.
3. Determine the source of the leak in the bathroom that has caused water damage between the shower and the toilet and make all necessary corrections.
4. Repair or replace the water heater and/or piping that is leaking on the top of the water heater.
5. Electrical cords may not be used as permanent wiring or run through walls. Remove the extension cord in the kitchen going through the wall.
6. Repair or replace the light fixture in the kitchen.
7. Remove the improperly installed light at the rear entry door.
8. Repair or replace the ceilings where damaged.
9. Provide proper pest/insect control.
10. Repair or replace all damaged air conditioning ductwork.
11. Replace the damaged soffit.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to comply said violations; if applicable, obtain required permits pursuant to the Florida Building Code and/or the Code of Ordinances or a fine of \$100.00 per day be assessed.

---

**Form Review**

Form Started By: Shaun Coss

Started On: 03/01/2018 10:23 AM

Final Approval Date: 03/29/2018

**Special Magistrate Hearing****5.I.****Meeting Date:** 04/04/2018**Re:** Case # 18-0163 1710 Avienda Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0163 CE	1710 Avienda Avenue	Gamez, Irma Gamez, Yarityz	Heather Debevec
---------------	---------------------	-------------------------------	-----------------

**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
-----------------	------------------	-----------------------	---------

**OWNER:**

<b>OWNER:</b> Irma Gamez Yarityz Gamez 510 S 23rd St Ft. Pierce, FL 34950	<b>TENANT:</b> Richard Caban 1710 Avienda Ave Ft. Pierce, FL 34946
---	---

**VIOLATIONS:**

Section 5-1.104.5 – Unsafe Building

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

Section 16-46, 16-47, 16-48 (4) – Parking on Other Than Pavement

**CORRECTIVE ACTIONS:**

1. Remove the boards and metal covering the windows.
2. Remove the items in the open trailer, buckets, tools, and other items from the yard and by the fence.
3. Park vehicles in the driveway or to the side or rear of the home.

**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

Started On: 03/01/2018 02:27 PM

Final Approval Date: 03/29/2018

**Special Magistrate Hearing**

**5.J.**

**Meeting Date:** 04/04/2018

**Re:** Case # 18-0318 - 603 North 8th Street

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

**Information**

**SUBJECT:**

18-0318 CE	603 North 8th Street	Gilbert, Ronald Gilbert, Lynrose	Heather Debevec
---------------	----------------------	-------------------------------------	-----------------

**CASE INFORMATION:**

Case Initiated:	February 2, 2018	Type of Presentation:	Regular
-----------------	------------------	-----------------------	---------

**OWNER:**

<b>OWNER:</b> Ronald Gilbert Lynrose Gilbert 603 N 8th St Ft. Pierce, FL 34950	<b>TENANT:</b> Daisy Dubon Chincilla 603 N 8th St Ft. Pierce, FL 34950
--	---

**VIOLATIONS:**

Section 5-1.104.5 - Unsafe Building  
Section 16-46, 16-47, 16-48 (4) - Parking on Other Than Pavement

**CORRECTIVE ACTIONS:**

1. Remove the boards from the windows.
2. Park vehicles in a driveway or the side or rear of the home.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/29/2018

Started On: 03/02/2018 08:06 AM

**Special Magistrate Hearing**

**5.K.**

**Meeting Date:** 04/04/2018

**Re:** Case # 17-3086 - 1907 AVENUE E

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

**Information**

**SUBJECT:**

17-3086 CE	1907 Avenue E	BH- Properties LLC	Janey Vanderhorst
---------------	---------------	--------------------	-------------------

**CASE INFORMATION:**

Case Initiated:	December 13, 2017	Type of Presentation:	Regular
-----------------	-------------------	-----------------------	---------

**OWNER:**

<b>VIOLATOR:</b> BH-18 Properties LLC 5911 Shady Oak Ln Fort Lauderdale, FL 33312	<b>REGISTERED AGENT:</b> Dade County Corporate Agents, Inc 20295 NE 29th Place Ste 200 Miami Gardens, FL 33055
--	--

**VIOLATIONS:**

*IPMC 304.2 Protective treatment.  
IPMC 302.7 Accessory structures.*

**CORRECTIVE ACTIONS:**

1. Property needs to be painted. Please make sure this is done in a workmanlike manner.
2. Please repair or remove fence. A permit might be require. If you have any questions about the permit, please contact the Building Department at 772-467-3000.

**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: Janey Vanderhorst  
Final Approval Date: 03/07/2018

Started On: 02/01/2018 01:44 PM

**Special Magistrate Hearing**

**5.L.**

**Meeting Date:** 04/04/2018

**Re:** Case # 17-2978 - 704 S 7th Street

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

**Information**

**SUBJECT:**

17-2978 CE	704 S 7th Street	Scott, Joy A. (LF EST)	Isaac Saucedo
---------------	------------------	------------------------	---------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: Joy Ann Scott (LF EST) Joy S Leach Joy A Scott (TR) 726 Orange Avenue Ft. Pierce, FL 34950	OTHER ADDRESSES: Joy Scott 704 Orange Ave Ft. Pierce, FL 34950
Joy Scott 724 Orange Ave Ft. Pierce, FL 34950	Joy Scott 704 S 7th Street Ft. Pierce, FL 34950

**VIOLATIONS:**

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

IPMC 304.1 Exterior structure – General

IPMC 304.2 Protective treatment

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

**CORRECTIVE ACTIONS:**

1. Please remove all chairs, trash, buckets, coolers, crates, wood and all other miscellaneous items located under porch.
2. Please repair all rotten wood around trim and on porch. A permit may be required. Please contact the building department at (772) 467-3000.
3. Please cut all overgrown bushes, trees, shrubs and grass.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to apply for permit and comply with all permit conditions or a fine of \$150 per day be assessed.

## Form Review

Form Started By: Isaac Saucedo  
Final Approval Date: 03/07/2018

Started On: 01/23/2018 02:22 PM

**Special Magistrate Hearing**

**5.M.**

**Meeting Date:** 04/04/2018

**Re:** Case 18-304 - 2101 San Marcos Avenue

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

**Information**

**SUBJECT:**

18-0304 CE	2101 San Marcos Avenue	Williams, John	Heather Debevec
---------------	------------------------	----------------	-----------------

**CASE INFORMATION:**

Case Initiated:	January 31, 2018	Type of Presentation:	Regular
-----------------	------------------	-----------------------	---------

**OWNER:**

<b>OWNER:</b> John Williams 2101 San Marcos Ave Ft. Pierce, FL 34946	<b>TENANT:</b> Shari McCormick 2101 San Marcos Ave Ft. Pierce, FL 34946
---	--

**VIOLATIONS:**

- IPMC 304.1- Exterior Structure
- IPMC 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Repair the damaged trim on the east side of the home.
2. Paint the bare and peeling areas.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 20 days to comply or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/29/2018

Started On: 03/07/2018 04:20 PM

**Special Magistrate Hearing**

**5.N.**

**Meeting Date:** 04/04/2018

**Re:** Case # 17-2978 - 704 S 7th Street

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

**Information**

**SUBJECT:**

17-2978 CE	704 S 7th Street	Scott, Joy A. (LF EST)	Isaac Saucedo
---------------	------------------	------------------------	---------------

**CASE INFORMATION:**

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

**OWNER:**

OWNER: Joy Ann Scott (LF EST) Joy S Leach Joy A Scott (TR) 726 Orange Avenue Ft. Pierce, FL 34950	OTHER ADDRESSES: Joy Scott 704 Orange Ave Ft. Pierce, FL 34950
Joy Scott 724 Orange Ave Ft. Pierce, FL 34950	Joy Scott 704 S 7th Street Ft. Pierce, FL 34950

**VIOLATIONS:**

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

IPMC 304.1 Exterior structure – General

IPMC 304.2 Protective treatment

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

**CORRECTIVE ACTIONS:**

1. Please remove all chairs, trash, buckets, coolers, crates, wood and all other miscellaneous items located under porch.
2. Please repair all rotten wood around trim and on porch. A permit may be required. Please contact the building department at (772) 467-3000.
3. Please cut all overgrown bushes, trees, shrubs and grass.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to apply for permit and comply with all permit conditions or a fine of \$150 per day be assessed.

## Form Review

Form Started By: Isaac Saucedo  
Final Approval Date: 03/08/2018

Started On: 01/23/2018 02:22 PM

**Special Magistrate Hearing**

**5.O.**

**Meeting Date:** 04/04/2018

**Re:** Case# 17-2686 - 510 Orange Avenue

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

**Information**

**SUBJECT:**

17-2686 CE	510 Orange Avenue	Bunwin Inc.	Heather Debevec
---------------	-------------------	-------------	-----------------

**CASE INFORMATION:**

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

**OWNER:**

<b>OWNER:</b> Bunwin Inc 4521 PGA Blvd Suite 201 Palm Beach Gardens, FL 33418	<b>REGISTERED AGENT:</b> S. A. Tarr 4440 PGA Blvd Suite 200 Palm Beach Gardens, FL 33410
--	---

**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Paint the building to include under the over hang.

**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.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/29/2018

Started On: 03/10/2018 09:13 AM

**Special Magistrate Hearing****6.A.****Meeting Date:** 04/04/2018**Re:** Case #16-1443 - 2510 S Ocean Dr - Massey**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-1443 Massey	2510 S Ocean Drive	Aljen Inc	Shaun Coss
-------------------	--------------------	-----------	------------

**CASE INFORMATION:**

Case Initiated:	June 9, 2016	Type of Presentation:	Massey Hearing
-----------------	--------------	-----------------------	----------------

**OWNER:**

OWNER: Aljen Inc. 1424 SE McArthur Blvd. Stuart, FL 34996	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

Section(s): 5.1.105.4.1.2 Expired Permit

**CORRECTIVE ACTIONS:**

September 6, 2017 SM Ross found Aljen Inc responsible for the violations and gave them 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

November 7, 2017 Building Department Investigator Coss exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate or Code Board to request another extension.

February 14, 2018 an inspection was made, the property was not in compliance, the fines began.

March 5, 2018 received request for a Massey hearing.

As of March 6, 2018 fines are \$2,030.00 (\$30.00 recording fees).

**RECOMMENDATION:**

To be recommended.

**Attachments**

Request

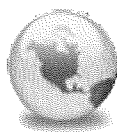
Order  
Ext of Time Order  
Aff of Non Comp  
Tax Card  
3 Criteria

---

### **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 03/29/2018

Started On: 03/06/2018 03:56 PM



Fwd: 2510s A1a 16-1443

Karen Poller

to:

cgreer, scoss

03/05/2018 06:55 PM

Hide Details

From: Karen Poller <karenpoller@aol.com>

To: cgreer@city-ftpierce.com, scoss@city-ftpierce.com

I haven't gotten a hearing date set up yet. Can you please let me know when that will be. Here is my number 609-731-4363

Sent from my iPhone

Begin forwarded message:

**From:** Karen Poller <karenpoller@aol.com>

**Date:** February 21, 2018 at 8:38:40 AM EST

**To:** [scoss@city-ftpierce.com](mailto:scoss@city-ftpierce.com)

**Subject:** Fwd: 2510s A1a 16-1443

Sent from my iPhone

Begin forwarded message:

**From:** Karen Poller <karenpoller@aol.com>

**Date:** February 21, 2018 at 8:38:00 AM EST

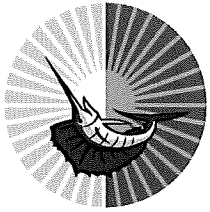
**To:** [cgreer@city-ftpierce.com](mailto:cgreer@city-ftpierce.com)

**Subject:** 2510s A1a 16-1443

Can you please set up a date w the special magistrate so I can explain my position. The circumstances are in litigation as to why they have not been to closed out.

Sent from my iPhone

*at of 3/6/18 fines  
2030.00  
30.00 rec fees  
3106 Ave B  
Schedule  
4/4/18*



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4349278 09/15/2017 10:05:14 AM  
OR BOOK 4040 PAGE 2642 - 2642 Doc Type: ORD  
RECORDING: \$10.00

CASE #: 16-1443

Property Address: 2510 S OCEAN DR

Tax ID #: 2413-501-0016-000/7

Legal Description: SURFSIDE HARBOR BLK 1 LOTS 16 AND 17 (OR 1583-1769)

Violator: ALJEN INC  
1424 SE MCARTHUR BLVD  
STUART, FL 34996

RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-1.105.4.1.2 Expired Permit

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 6, 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 ALJEN INC failed to renew permits 9-412 and 13-1760 which have expired without obtaining approval for all required inspections 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) 467-3720, 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 14th day of September, 2017 nunc pro tunc  
September 6, 2017.

  
Fran Ross, Special Magistrate

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

14th DAY OF September 17.

  
Colleen Greer, Code Enforcement Clerk



**NOTICE OF EXTENSION OF TIME**

RE: **2510 S OCEAN DR**  
CASE NO: 16-00001443

IN THE MATTER OF: ALJEN INC  
1424 SE MCARTHUR BLVD  
STUART, FL 34996

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 found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated September 14, 2017, nunc pro tunc September 6, 2017 in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4040 Page 2642 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 7<sup>th</sup> day of November, 2017.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4368453 11/07/2017 01:20:40 PM  
OR BOOK 4062 PAGE 1108 - 1108 Doc Type: MS  
RECORDING: \$10.00

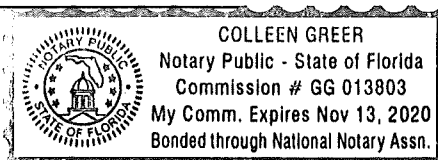
  
\_\_\_\_\_  
Shaun Coss, Building Department Investigator

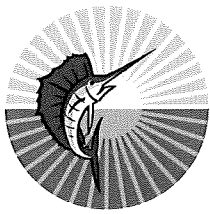
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 7<sup>th</sup> day of November, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 2510 S OCEAN DR

CASE NO: 16-00001443

IN THE MATTER OF: ALJEN INC  
 1424 SE MCARTHUR BLVD  
 STUART, FL 34996

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

That I have personally examined the property described in the Special Magistrate's order dated September 14, 2017, nunc pro tunc September 6, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 Permit Required, 5-1.105.4.1.2 Expired Permit of the Code of the City of Fort Pierce, Florida, as of this date: February 14, 2018.

In accordance with the Order of Violation recorded in Book 4040 Page 2642, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 14<sup>th</sup> day of February, 2018.

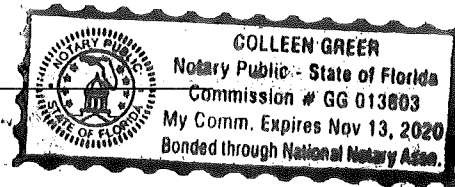
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4406282 02/28/2018 12:18:26 PM  
 OR BOOK 4102 PAGE 1278 - 1278 Doc Type: AFF  
 RECORDING: \$10.00

Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 14th day of February, 2018.

*Colleen Greer*  
 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

**Property Identification**

Site Address: 2510 S A1A Parcel ID: 2413-501-0016- Account #: 24326 Sec/Town/Range:  
 000-7  
 Map ID: 25/18N Zoning: C3 Use Type: 1100 Jurisdiction: Fort Pierce  
 18/35S/41E

**Ownership**

Aljen Inc  
 1424 SE McArthur Blvd  
 Stuart, FL 34996

**Legal Description**

SURFSIDE HARBOR BLK 1 LOTS 16 AND 17 (OR 1583-1769)

**Current Values**

Just/Market: \$39,900 Assessed: \$39,900  
 Exemptions: \$0 Taxable: \$39,900

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$39,900	\$39,900	\$0	\$39,900
2016	\$40,000	\$40,000	\$0	\$40,000
2015	\$40,000	\$40,000	\$0	\$40,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-05-2002	1583 / 1769	XX01	WD	Dork Inc,	\$90,000
08-13-2002	1572 / 2153	XX01	CT	Deharder Real Estate Corp,	\$100
03-30-1993	0834 / 1852	XX01	WD	BARNETT BANK OF PALM BCH CO	\$50,000

**Primary Building Information**

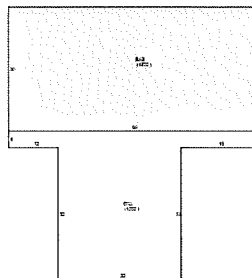
Finished Area of this building: 1,800 SF  
 Gross Area of this building: 3,000 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: STRL
Year Built: 1982	Frame:	Grade: Y_D-	Effective Year: 1982
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	1,800
Gross Area (SF):	3,000
Land Size (acres):	0.42
Land Size (SF):	18,263
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1200	1970
ASP2 LOW	1	4000	1970

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.

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

Case No: 16-1443

Address: 2510 S Ocean Drive

Date: April 4, 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 HAVE EXPIRED.
  
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

**Special Magistrate Hearing**

**6.B.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-0805 - 721 Hernando St

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

**Information**

**SUBJECT:**

17-0805 Massey	721 Hernando St	Celentano, Frank J (Jr)	Shaun Coss
-------------------	-----------------	-------------------------	------------

**CASE INFORMATION:**

Case Initiated:	April 17, 2017	Type of Presentation:	Massey - Ext of Time
-----------------	----------------	-----------------------	----------------------

**OWNER:**

OWNER: Frank J Celentano Jr. 1815 Melaleuca Drive Ft. Pierce, FL 34949	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

5-1.105.1 Permit Required  
IPMC 304.10 Stairways, Decks, Porches, & Balconies

**CORRECTIVE ACTIONS:**

1. September 20, 2017 Special Magistrate Ross found Frank J Celentano Jr responsible for the violations 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.
2. The Code Enforcement Officer exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate or Code Board to request another extension.
3. February 28, 2018 an inspection was made, the property was not in compliance, the fines began.
4. March 9, 2018 received request to stop the fines and allow him time to complete the corrections on the violations.
5. March 12, 2018; as of this date the fines are \$1,230.00.

**RECOMMENDATION:**

To be determined.

**Attachments**

Order

Ext of Time Order  
Aff of Non Comp  
Request  
Tax Card  
3 Criteria

---

## **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 03/21/2018

Started On: 03/12/2018 08:33 AM



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

CASE #: 17-0805

Property Address: 721 HERNANDO ST

Tax ID #: 2401-503-0090-000/8

Legal Description: OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D BLK 9 LOT 6 AND N  
18 FT OF LOT 7 (OR 1014-105)

Violator: FRANK J CELENTANO JR  
1815 MELALEUCA DR  
FT PIERCE, FL 34949

RE: Violation of Section(s): 5-1.105.1 Permit Required, IPCM 305.10 Stairways, Decks, Porches &  
Balconies.

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 20, 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 FRANK J. CELENTANO JR failed to obtain a permit for replacing the staircase on the south side of the apartment building, obtain a permit to repair or replace the staircase on the north side of the apartment building in violation of the Code of Ordinances as specified above, on property located at the above described location. As both sets of stairs are unsafe in their current condition, access to the stairs shall be limited to repair or replacement of the stairs once a permit has been issued. Nobody shall occupy the second floor apartments until the staircases have been repaired or replaced and have obtained approved final inspections. Until repairs have been made and a final inspection has been approved, property safeguards should be provided to prevent unauthorized access to the staircases. Accordingly it is ORDERED as follows:

1. 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.
  2. 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.
  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 21st day of September, 2017, nunc pro tunc  
September 20, 2017.

  
\_\_\_\_\_  
Fran Ross, Special Magistrate

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

21st DAY OF September 2017.  
  
\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4351799 09/22/2017 01:55:49 PM  
OR BOOK 4043 PAGE 1530 - 1530 Doc Type: ORD  
RECORDING: \$10.00



NOTICE OF EXTENSION OF TIME

RE: 721 HERNANDO ST  
 CASE NO: 17-00000805

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4377138 12/05/2017 01:57:31 PM  
 OR BOOK 4071 PAGE 2306 - 2306 Doc Type: NC  
 RECORDING: \$10.00

IN THE MATTER OF: FRANK J CELENTANO JR  
 1815 MELALEUCA DR  
 FT PIERCE, FL 34949

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

That I have found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated September 20, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4043 Page 1530 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 22<sup>nd</sup> day of November, 2017.

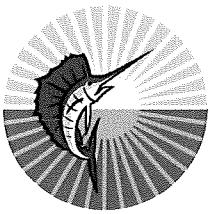
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 27th day of November, 2017.

  
 \_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 721 HERNANDO ST

CASE NO: 17-00000805

IN THE MATTER OF: FRANK J CELENTANO JR  
 1815 MELALEUCA DR  
 FT PIERCE, FL 34949

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

That I have personally examined the property described in the Special Magistrate's order dated September 20, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1, IPMC 305.10 of the Code of the City of Fort Pierce, Florida, as of this date: February 28, 2018.

In accordance with the Order of Violation recorded in Book 4043 Page 1530, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 28<sup>th</sup> day of February, 2018.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4410500 03/09/2018 11:12:56 AM  
 OR BOOK 4106 PAGE 2251 - 2251 Doc Type: AFF  
 RECORDING: \$10.00

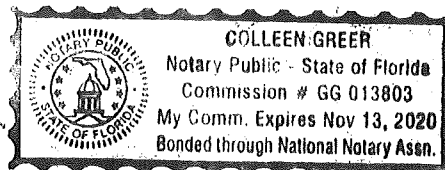
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 5th day of March, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



I FRANK CELENTANO request  
a hearing on CASE #

FRANK CELENTANO  
1815 MELALEUCA DR.  
FT PIERCE FLORIDA  
34949

9 MARCH 2018

Joel [Signature]

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

**Property Identification**

Site Address: 721 Parcel ID: 2401-503-0090- Account #: 14981 Sec/Town/Range:  
 HERNANDO ST 000-8 Use Type: 0800 01/35S/40E  
 Map ID: 24/01G Zoning: R4A Jurisdiction: Fort Pierce

**Ownership**

Frank J Celentano Jr  
 1815 Melaleuca DR  
 Fort Pierce, FL 34949

**Legal Description**

OCEAN VIEW S/D REVISED PLAT HOLLEY AND  
 MORGAN'S S/D BLK 9 LOT 6 AND N 18 FT OF LOT 7 (OR  
 1014-105)

**Current Values**

Just/Market: \$203,500 Assessed: \$170,360  
 Exemptions: \$0 Taxable: \$170,360

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$203,500	\$170,360	\$0	\$170,360
2016	\$157,300	\$124,146	\$0	\$124,146
2015	\$128,700	\$112,860	\$0	\$112,860

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-30-1996	1014 / 0105	XX01	QC	Frank Celentano	\$100
04-01-1981	0353 / 1450	XX00	CV		\$72,000
11-01-1977	0276 / 2551	XX00	CV		\$44,000

**Primary Building Information**

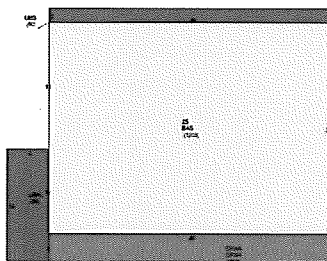
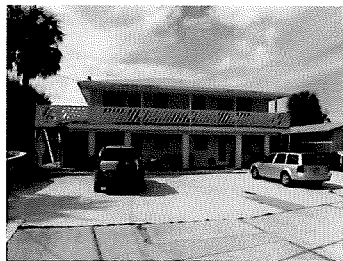
Finished Area of this building: 2,480 SF  
 Gross Area of this building: 2,896 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Hip Building Type: MFH  
 Year Built: 1972 Frame: Grade: MFEQ Effective Year: 1972  
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 4 Secondary Wall: Wood/Sheath

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	2,480
Gross Area (SF):	2,896
Land Size (acres):	0.21
Land Size (SF):	9,292
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 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

**Case No: 17-0805**

**Address: 721 Hernando Street**

**Date: April 4, 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? \_\_\_\_\_

---

**Information**

**SUBJECT:**

15-1900 Massey	1004 Texas Court	Saeed, Ghazanfar	Shaun Coss
-------------------	------------------	------------------	------------

**CASE INFORMATION:**

Case Initiated:	October 22, 2015	Type of Presentation:	Massey
-----------------	------------------	-----------------------	--------

**OWNER:**

OWNER: Ghazanfar Saeed & Muhammad Afzal 5201 Paleo Pines Circle Ft. Pierce, FL 34951	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

- Section(s): 5-1.101.2.1- Unsafe Building
- Section(s): 5-1.105.1- Permit Required
- IPMC 108.1.1- Unsafe Structure
- IPMC 304.1- Exterior Structure
- IPMC 304.7- Roofs and Drainage
- IPMC 304.13- Windows, Doors and Frames
- IPMC 304.13.2- Openable Windows
- IPMC 304.14- Insect Screens
- IPMC 305.3- Interior Surfaces
- 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- Smoke Alarms

**FINDINGS/ORDER:**

May 4, 2016 Special Magistrate Blandino found Ghazanfar Saeed responsible for the violations referenced above 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:**

July 3, 2016 The Code Enforcement Officer exercised his authorization to grant an extension of 60 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate or Code Board to request another extension.

July 15, 2016 the permit was issued. Permit expired January 11, 2017.

January 18, 2017 an inspection was made, the property was not in compliance, the fines began.

March 1, 2017 case went before Special Magistrate Blandino for a Massey hearing. Special Magistrate Blandino stopped the fines from accruing allowing time for the permits to be closed out or expires again.

August 2, 2017 an inspection was made, the permit has expired, the fines re-started.

March 6, 2018 an inspection was made, the property is now in compliance.

March 12, 2018 received request for reduction/rescindment of fines.

Total fines due \$26,440.00.

**RECOMMENDATION:**

To be determined.

---

**Attachments**

Order

Aff of Non Comp

Rule 16

Aff of CM

3

Request

Admin Fees

---

**Form Review**

Form Started By: Colleen Greer

Started On: 03/12/2018 09:57 AM

Final Approval Date: 03/29/2018

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

SM CASE # 15-1900

RE: Violation of Section(s): 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 304.1, IPMC 304.7, IPMC 304.13, IPMC 304.13.2, IPMC 304.14, IPMC 305.3, IPMC 504.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 605.4, IPMC 704.2

Violator: GHAZANFAR SAEED & MUHAMMAD AFZAL  
5201 PALEO PINES CIR  
FT PIERCE, FL 34951

Property Address: 1004 TEXAS CT                      Tax ID #: 2416-502-0019-000/0  
Legal Description: MARIMAC S/D BLK 2 LOT 2 AND N 1/2 OF LOT 3 (OR 1308-1743)

ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 04, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that GHAZANFAR SAEED failed to repair all broken glass in windows and doors; fix all damaged window hardware and remove the screws from the window making them operable; replace missing insect screens; obtain a permit prior to adding on a structure; obtain a permit prior to doing air conditioning, water heater, framing the bathroom wall, and replacing door; repair all holes in the exterior walls by using material consistent to the rest of the structure, obtain a permit prior to eliminating a window and replacing it with plywood (must remove the plywood and re-install the window); repair or replace all light fixtures and supply with proper coverings; make all necessary repairs to the attic access panel in the carport; repair or replace the roof storage area where a leak is taking place; repair or replace or remove all unsafe electric including but not limited to exposed wiring in the storage area and on the pump at the rear of the house; remove all flexible wiring running through walls; repair or replace all damaged and/or missing faceplates over electrical outlets, switches, and junctions; replace the dirt that has washed out under the foundation; repair or replace all screened soffit that is damaged or missing; repair all holes in the interior walls (walls must be restored by using a material consistent to the rest of the structure); replace the missing floor drain cover in the shower with an appropriate cover; install smoke alarms in all required areas and ensure proper operation of existing smoke alarms 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 the permit(s) and comply with all conditions of the permit. In the event the violations are not cured or complied within the time period given, a fine of \$100.00 per day will be assessed for each day the violation continues past the date set for compliance. The violator has 30 days in which to appeal his decision in the Circuit Court of St. Lucie County.

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 May, 2016.**

  
Frank Blandino, Special Magistrate

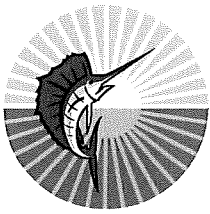
I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS

5th DAY OF May, 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4186950 05/05/2016 at 06:54 AM  
OR BOOK 3865 PAGE 9 - 9 Doc Type: ORD  
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 1004 TEXAS CT

CASE NO: 15-00001900

IN THE MATTER OF: GHAZANFAR SAEED  
 5201 PALEO PINES CIR  
 FT PIERCE, FL 34951

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

That I have personally examined the property described in the Special Magistrate's order dated May 05, 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 304.1, IPMC 304.7, IPMC 304.13, IPMC 304.13.2, IPMC 304.14, IPMC 305.3, IPMC 504.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 605.4, IPMC 704.2 of the Code of the City of Fort Pierce, Florida, as of this date: January 18, 2017.

In accordance with the Order of Violation recorded in Book 3865 Page 9, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 18<sup>th</sup> day of January, 2017.

Shaun Coss, Building Department Investigator

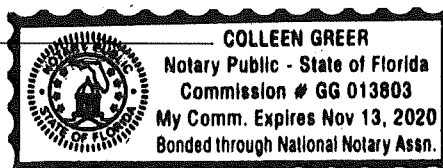
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4268732 01/19/2017 02:59:40 PM  
 OR BOOK 3954 PAGE 1702 - 1702 Doc Type: AFF  
 RECORDING: \$10.00

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

Colleen Greer  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

SM CASE # 15-1900

RE: Violation of Section(s): 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 304.1, IPMC 304.7, IPMC 304.13, IPMC 304.13.2, IPMC 304.14, IPMC 305.3, IPMC 504.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 605.4, IPMC 704.2

Violator: GHAZANFAR SAEED  
MUHAMMAD AFZAL  
5201 PALEO PINES CIR  
FT PIERCE, FL 34951

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4283183 03/03/2017 08:50:10 AM  
OR BOOK 3969 PAGE 1519 Doc Type: ORD  
RECORDING: \$10.00

Property Address: 1004 TEXAS CT  
Tax ID #: 2416-502-0019-000/0  
Legal Description: MARIMAC S/D BLK 2 LOT 2 AND N 1/2 OF LOT 3 (OR 1308-1743)

**ORDER ON RULE 16 HEARING**


**THIS CAUSE** came before the Special Magistrate on March 1, 2017, upon the request of the Violator, GHAZANFAR SAEED, pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated May 04, 2016 in this cause regarding the above-described real property (the “real property”) and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:

- A. The real property is not in compliance with the requirements of said Order Determining Violation; however, the permit was renewed on February 3, 2017.

**ORDERED** as follows:

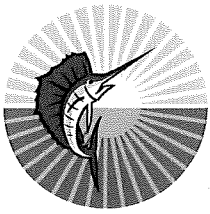
1. The fines are to be stopped as of February 3, 2017. The case will be tabled until the permit is closed out and an inspection is completed or until the permit expires.
2. The amount of the fine accruing under said Order Determining Violation is established in the sum of \$1,620.00 (\$20.00 recording fees) conditioned upon the Violator completing the permit and an inspection is completed.
3. If the Violator fails to close out the permit and obtain a final inspection, then the fines of \$100.00 per day will be restarted and Violator shall owe and pay to the City of Fort Pierce, Florida, the accrued fine established under said Order Determining Violation, and an appropriate Order Assessing Fine and Imposing Lien may thereupon and thereafter be entered and recorded in the public records of St. Lucie County, Florida which shall thereupon and thereafter have the effect provided by §162.09(3), Florida Statutes, including that it shall thereupon and thereafter constitute a lien against the real property and upon any other real or personal property owned by the Violator.
4. The Violator is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida at (772) 467-3149, when the above stated fine is paid.

**DONE AND ORDERED** this 2nd day of March, 2017.

  
\_\_\_\_\_  
Frank Blandino, Special Magistrate

**I CERTIFY** that a copy of the above Order was mailed to the Violator, GHAZANFAR SAEED, 5201 PALEO PINES CIR, FT PIERCE, FL 34951, and to Iola Mosley, Assistant City Attorney, Ft. Pierce, FL 34950, on this 2nd day of March, 2017.

  
\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk



AFFIDAVIT OF COMPLIANCE

RE: 1004 TEXAS CT  
 CASE NO: 15-00001900

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4410492 03/09/2018 11:12:56 AM  
 OR BOOK 4106 PAGE 2243 - 2243 Doc Type: AFF  
 RECORDING: \$10.00

IN THE MATTER OF: GHAZANFAR SAEED  
 5201 PALEO PINES CIR  
 FT PIERCE, FL 34951

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

That I have personally examined the property described in the Special Magistrate's order dated May 04, 2016, 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, IPMC 108.1.1, IPMC 304.1, IPMC 304.7, IPMC 304.13, IPMC 304.13.2, IPMC 304.14, IPMC 305.3, IPMC 504.1, IPMC 603.1, IPMC 605.1, IPMC 605.2, IPMC 605.4, IPMC 704.2 of the Code of the City of Fort Pierce, Florida, as of this date: March 6, 2018.

X  Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3954 Page 1702. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

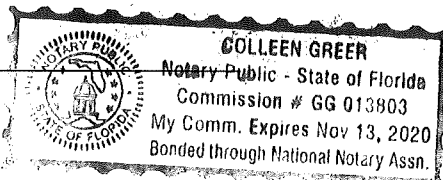
DATED this 8<sup>th</sup> day of March, 2018.

Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 7<sup>th</sup> day of March, 2018.

Colleen Greer  
 NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

**Case No: 15-1900**

**Address: 1004 Texas Court**

**Date: April 4 , 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? **OWNER HIRED CONTRACTORS TO OBTAIN PERMITS AND COMPLETE ALL WORK.**
  
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? **2 OTHER CASES**

Building Department Coordinator

Sent from IBM Verse

Ghazanfar saeed --- Re: 1004 Texas ct —inspection ---

From: "Ghazanfar saeed" <[eaglenest786@hotmail.com](mailto:eaglenest786@hotmail.com)>  
To: "Shaun Coss" <[SCoss@city-ftpierce.com](mailto:SCoss@city-ftpierce.com)>  
Date: Tue, Feb 6, 2018 10:27 AM  
Subject: Re: 1004 Texas ct —inspection

Good morning, Mr. Shaun I need your kind cooperation to set magistrate hearing for Texas ct to reduce fine (as you promised, you will set hearing to take care of it when permit is closed) lien to \$500 and stop accruing \$100/day. I spent so far more than value of house with inherited flaws, New AC permit pulled and new system installed since last inspection 12/20/17. Building inspector approved wall partitioning from master bath, you told I have 6 months until 5/20/18 to complete all. Electrician is applying separate permit for expensive job indicated. I am requesting your cooperation to reduce lien to \$500 and attach only to 1004 Texas ct. I am trying very hard to pay my daughter Med school fee by selling other property but that property title is being clouded by 1004 Texas ct lien. I worked hard to correct inherited problems with the house, seeking your cooperation in this matter where I should not feel I was prejudiced, discriminatory, viciously targeted. With Regards Mr Saeed

Sent from my iPhone

On Dec 20, 2017, at 7:56 AM, Shaun Coss <[SCoss@city-ftpierce.com](mailto:SCoss@city-ftpierce.com)> wrote:

Good morning,

I've asked all of the inspectors to be there at 3:00.

Best regards,

**Shaun Coss, CFM | Building Department Coordinator | City of Fort Pierce**

Building Department

Phone: 772.467.3187 Fax: 772.467.3849 100 North U.S. 1 Fort Pierce, FL 34950

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

<mime-attachment.gif>

*"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of*

# Administrative Cost Estimator

3/29/2018

Property Address: 1004 Texas Court Case #15-1900

Date case originated: 10/22/2015

Date case complied: 3/7/2018

Total time: 29 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
--------------------	--------	----------	--------

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

Photographs (per page)	\$0.50	<u>15</u>	\$7.50
------------------------	--------	-----------	--------

Filing Fees	\$10.00	<u>5</u>	\$50.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>29</u>	\$1,450.00
-------------	---------	-----------	------------

Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

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

Each additional Hearing	\$75.00	<u>          </u>	\$0.00
-------------------------	---------	-------------------	--------

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

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

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

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

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

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

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

Commision Meeting	\$275.00	<u>0</u>	\$0.00
-------------------	----------	----------	--------

Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

**Total Estimated Cost: \$2,166.56**

**Special Magistrate Hearing**

**6.E.**

**Meeting Date:** 04/04/2018

**Re:** Case #17-0810 - 3003 Carver St - Theriault

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

**Information**

**SUBJECT:**

17-0810 Massey	3003 Carver Street	Theriault, Marcel	Shaun Coss
-------------------	--------------------	-------------------	------------

**CASE INFORMATION:**

Case Initiated:	April 17, 2017	Type of Presentation:	Massey - Stop Fines
-----------------	----------------	-----------------------	---------------------

**OWNER:**

OWNER: Marcel Theriault 3325 SW 2nd Court Deerfield Beach, FL 33442	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required
- IPMC 305.3 Interior Surfaces
- IPMC 3091 Infestation
- IPMC 504.1 Plumbing Fixtures
- IPMC 505.3 Water Supply
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles

**CORRECTIVE ACTIONS:**

September 6, 2017 the Special Magistrate found Marcel Theriault responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

November 20, 2017 ?The Building Dept Investigator exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate or Code Board to request another extension.

February 28, 2018 an inspection was made; the property was not in compliance, the fines began.,

March 19, 2018 received request from Ninon Chancy, Property Manager, requesting to go before the Special Magistrate and have the fines stopped to give them time to comply.

Fines are to date (March 28, 2018) \$2,830.00 (\$30.00 recording fees).

**RECOMMENDATION:**

To be determined.

---

**Attachments**

Request  
Order  
Ext of Time Order  
Aff of Non Comp  
Property Card  
3 Criteria

---

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 03/29/2018

Started On: 03/28/2018 03:51 PM

Deerfield Beach, March 19<sup>th</sup>, 2018

To: Ms. Colleen Greer  
Code Enforcement Clerk  
City of Fort Pierce, FL

Case# 17-00000810

Property address: 3003 Carver St

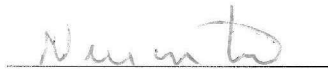
Tax Id#: 2408-504-0048-000/3

Dear Ms Greer,

I am sending you this letter to request an appointment to go in front of the Special Commission in order to request a stop on enforcement of the penalties for the above described property.

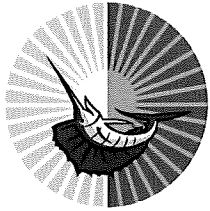
Thank you for your assistance,

Sincerely,



Ninon Chancy, Property Manager  
for: Marcel Theriault, Owner

Tel: 561-526-3166  
email: n.chancy@aol.com



CASE #: 17-0810

Property Address: 3003 CARVER ST  
 Tax ID #: 2408-504-0048-000/3  
 Legal Description: BUNCHE PARK BLK 3 LOT 4 (OR 3233-668)

Violator: MARCEL THERIAULT  
 3325 SW 2ND CT  
 DEERFIELD BEACH, FL 33442

RE: Violation of Section(s): 5-1.105.1 Permit Required, IPCM 305.3 Interior Surfaces, IPCM 309.1 Infestation, IPCM 504.1 Plumbing Fixtures, IPCM 505.3 Water Supply, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 06, 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 MARCEL THERIAULT failed to hire a properly licensed electrician to diagnose and repair the electrical issues in the bathroom and in the kitchen (there appears to be an open ground and reverse polarity causing outlets to not work and breakers to trip when the microwave is in use), provide proper treatment for the infestation of ants in the bathroom, properly seal all holes in the house including but not limited to the hole around the piping under the kitchen sink where roaches have been observed, obtain a permit for the alterations of plumbing and electrical systems to the laundry area in the home, hire a properly licensed plumber to diagnose and repair water supply issues in one of the bathrooms, hire a properly licensed technician to diagnose and repair the HVAC, resulting in system not cooling the house 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) 467-3720, 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.

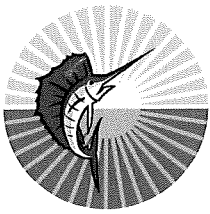
DONE AND ORDERED this 14th day of September, 2017 nunc pro tunc  
 September 6, 2017.

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

14th DAY OF September 2017.

Colleen Greer  
 Colleen Greer, Code Enforcement Clerk

Fran Ross  
 Fran Ross, Special Magistrate



NOTICE OF EXTENSION OF TIME

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4372582 11/21/2017 02:46:04 PM  
 OR BOOK 4066 PAGE 1974 - 1974 Doc Type: NOT  
 RECORDING: \$10.00

RE: 3003 CARVER ST  
 CASE NO: 17-00000810

IN THE MATTER OF: MARCEL THERIAULT  
 3325 SW 2ND CT  
 DEERFIELD BEACH, FL 33442

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 found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated September 14, 2017, nunc pro tunc, September 06, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4040 Page 2637 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 20<sup>th</sup> day of November, 2017.

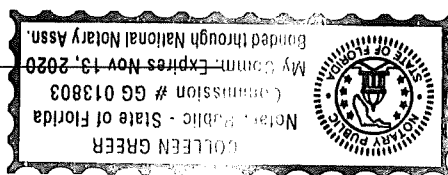
Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 21st day of November, 2017.

Colleen Greer  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 3003 CARVER ST

CASE NO: 17-00000810

IN THE MATTER OF: MARCEL THERIAULT  
 3325 SW 2ND CT  
 DEERFIELD BEACH, FL 33442

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

That I have personally examined the property described in the Special Magistrate's order dated September 06, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1, IPMC 305.3, IPMC 309.1, IPMC 504.1, IPMC 505.3, IPMC 603.1, IPMC 605.1, IPMC 605.2 of the Code of the City of Fort Pierce, Florida, as of this date: February 28, 2018.

In accordance with the Order of Violation recorded in Book 4040 Page 2637, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 28<sup>th</sup> day of February, 2018.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4410499 03/09/2018 11:12:56 AM  
 OR BOOK 4106 PAGE 2250 - 2250 Doc Type: AFF  
 RECORDING: \$10.00

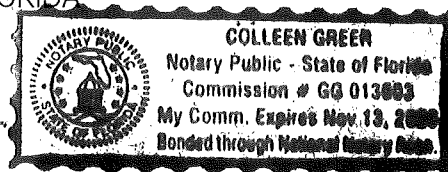
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 5<sup>th</sup> day of March, 2018.

  
 \_\_\_\_\_  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

### Property Identification

Site Address: 3003 CARVER ST Map ID: 24/08N	Parcel ID: 2408-504-0048- 000-3 Zoning: R4	Account #: 20326  Use Type: 0100	Sec/Town/Range: 08/35S/40E Jurisdiction: Fort Pierce
---	--	--	--

### Ownership

Marcel Theriault  
3325 SW 2nd Ct  
Deerfield Beach, FL 33442

### Legal Description

BUNCHE PARK BLK 3 LOT 4 (OR 3233-668)

### Current Values

Just/Market: \$49,200    Assessed: \$36,905  
Exemptions: \$0        Taxable: \$36,905

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$49,200	\$36,905	\$0	\$36,905
2016	\$43,300	\$33,550	\$0	\$33,550
2015	\$30,500	\$30,500	\$0	\$30,500

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-20-2010	3233 / 0668	0130	WD	Ninon Chancy Trust,	\$100
04-24-2007	2810 / 2213	XX00	WD	Colorado Capital Partners Inc,	\$90,000
07-27-2004	2125 / 1310	XX01	WD	National City Home Loan Svcs ,	\$52,000

### Primary Building Information

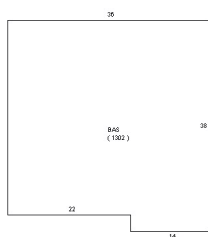
Finished Area of this building: 1,302 SF  
Gross Area of this building: 1,302 SF

#### Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: HC-
Year Built: 1955	Frame:	Grade: C-	Effective Year: 1975
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

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



### Total Areas

Finished/Under Air (SF):	1,302
Gross Area (SF):	1,302
Land Size (acres):	0.13
Land Size (SF):	5,775
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 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

Case No: 17-0810

Address: 3003 Carver Street

Date: April 4, 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? OWNER HIRED A CONTRACTOR TO OBTAIN ELECTRICAL PERMIT. STILL NEEDS TO OBTAIN A PLUMBING PERMIT AND SCHEDULE APPOINTMENT TO VERIFY ALL OTHER VIOLATIONS HAVE BEEN CURED AS OF 3/28/2018.
  
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