

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 2, 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.	18-0113 PK	1 TBD	Subhani, Syeda Mustafiza	#4837 S. Griffith
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B.	18-0179 PK	1 TBD	Patel, Bharatkumar Jashbhai	#4919 G. Montgomery
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C.	18-0116 PK	1TBD	Huerta, Antonio Alberto	#4919 G. Montgomery
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-1590 BLDG	1207 Texas Ct	Dessources, Vasthie	Shaun Coss
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B.	18-0195 CE	736 Orange Ave	Allstate Income Tax	Vincent Alesi
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C.	18-0194 CE	820 Orange Ave	Palmera Appliance	Vincent Alesi
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D.	18-0795 CE	2503 Avenue N	NM & HM Inc	Andy Avery
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E.	18-0191 CE	1701 W Sanderling Ln	High Point Of Delray Bldrs Inc	Isaac Saucedo
F.	18-0343 CE	2728 Oleander Ave	Cumerma, Roberto	Isaac Saucedo
G.	18-0342 CE	112 Maple Ave	Gahn, William E Gahn, Wanda A	Isaac Saucedo
H.	18-0502 CE	346 Fernandina Street	Kovich, Michelle	Heather Debevec
I.	18-0600 CE	117 North 14th Street	Gonzalez, Alex	Heather Debevec
J.	18-0089 CE	131 North 15th Street	Teneyck, Jane Teneyck Jr (Est), Wayne	Heather Debevec
K.	18-0299 CE	2002 West 21st Court	Brown, Eloise	Heather Debevec
L.	18-0173 CE	3 East Harbour Isle Dr 204	White, Sheryl	Heather Debevec
M.	18-0178 CE	19 West Harbour Isle Drive 104	Poe, Howard Poe, Donna	Heather Debevec
N.	18-0223 CE	2010 Rio Vista Drive	Celino (LFEST), Frank	Heather Debevec
O.	18-0230 CE	1550 South Ocean Drive C-17	Decamp, Frederick Decamp, Jennifer	Heather Debevec
P.	18-0317 CE	1300 Seaway Drive D8	Tarr, Steven	Heather Debevec
Q.	18-0952 CE	813 South Indian River Drive	Wright, John & Diana	Heather Debevec
R.	17-2681 CE	101 North US Highway 1	Brackett Family Limited Prtnsp	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.	17-0947 Massey	1021 Avenue M	Greenfield, James	Heather Debevec
D.	17-1820 Massey	423 N 10th Street	Dellepere, Patricia (TR)	Heather Debevec

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

8. **OTHER CASES**

A.	17-1735 BLDG	1147 Hernando St.	Nole, James	Shaun Coss
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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:** 05/02/2018**Re:** Case #18-0113 - Citation 34801PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0113 PK	1 TBD	Subhani, Syeda Mustafiza	#4837 S. Griffith
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**CASE INFORMATION:**

Case Initiated:	January 5, 2018	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Syeda Mustafiza Subhani	PARKING VIOLATION: Citation:34801PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
34801 PK	10-23 Parking Regulation	1@\$30.00	\$30.00	\$10.00	\$18.00	\$58.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 04/25/2018

Started On: 03/26/2018 04:06 PM

**Special Magistrate Hearing****4.B.****Meeting Date:** 05/02/2018**Re:** Case#18-0179 - Citation 1160PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0179 PK	1 TBD	Patel, Bharatkumar Jashbhai	#4919 G. Montgomery
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**CASE INFORMATION:**

Case Initiated:	January 14, 2018	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR: Bharatkumar Jashbhai Patel	PARKING VIOLATION: Citation:1160PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1160 PK	10-23 Parking Regulation	1@\$50.00	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 04/25/2018

Started On: 03/26/2018 04:15 PM

**Special Magistrate Hearing****4.C.****Meeting Date:** 05/02/2018**Re:** Case#18-0116 - Citation 1159PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0116 PK	1TBD	Huerta, Antonio Alberto	#4919 G. Montgomery
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**CASE INFORMATION:**

Case Initiated:	January 9, 2017	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Antonio Alberto Huerta	<b>PARKING VIOLATION:</b> Citation:1159 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1159 PK	10-23 Parking Regulation	1@\$50.00	\$50.00	\$10.00	\$18.00	\$78.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 04/25/2018

Started On: 03/26/2018 04:21 PM

**Special Magistrate Hearing**

**5.A.**

**Meeting Date:** 05/02/2018

**Re:** Case #17-1590 - 1207 Texas Ct

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

**Information**

**SUBJECT:**

17-1590 BLDG	1207 Texas Ct	Dessources, Vasthie	Shaun Coss
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**CASE INFORMATION:**

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

OWNER: Vasthie & Roselene Dessources 1207 Texas Ct Ft Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

**Section(s): IPMC 605.1 Electrical Equipment**

**IPMC 304.6 Exterior Walls**

**IPMC 304.7 Roofs & Drainage**

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair or replace the damaged electric riser, service entrance, roof and soffit.

**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: 04/05/2018

Started On: 01/30/2018 09:17 AM

**Special Magistrate Hearing**

**5.B.**

**Meeting Date:** 05/02/2018

**Re:** Case # 18-195- 736 Orange Ave

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

**Information**

**SUBJECT:**

18-0195 CE	736 Orange Ave	Allstate Income Tax	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:   January 20,2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> 740 Orange Ave Associates LLC PO Box 1617 Boca Raton, FL 33429	<b>OCCUPIED BY:</b> Allstate Income Tax 736 Orange Ave Fort Pierce, FL 34950
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a Current Business Tax.

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

**Form Review**

Form Started By: Vincent Alesi  
Final Approval Date: 04/25/2018

Started On: 03/20/2018 10:00 AM

**Special Magistrate Hearing**

**5.C.**

**Meeting Date:** 05/02/2018

**Re:** Case #18-0194 - 820 Orange Ave

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

**Information**

**SUBJECT:**

18-0194 CE	820 Orange Ave	Palmera Appliance	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:   January 20,2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> James E Hatfield PO Box 4447 Fort Pierce, FL 34948	<b>OCCUPIED BY:</b> Palmera Appliance 820 Orange Ave Fort Pierce, FL 34950
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a Current Business Tax.

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

**Form Review**

Form Started By: Vincent Alesi  
Final Approval Date: 04/25/2018

Started On: 03/20/2018 10:44 AM

**Special Magistrate Hearing**

**5.D.**

**Meeting Date:** 05/02/2018

**Re:** Case # 18-0795 - 2503 Avenue N

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

**Information**

**SUBJECT:**

18-0795 CE	2503 Avenue N	NM & HM Inc	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	March 15, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: NM & HM Inc 6980 NW Denargo St Port St Lucie, FL 34983	OCCUPIED BY:
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**VIOLATIONS:**

Section 22-192 (A), 22-177 – Tree Removal  
Section 22-194 – Tree Protection and mitigation

**CORRECTIVE ACTIONS:**

1. Please be advised that trees were removed from the property without a permit.
2. Please be advised that due to the irreversible in nature of this tree removal, this property will be scheduled for a Special Magistrate hearing. Please see the attached recommendation from the city’s acting Urban Forester Paul Bertram.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to obtain a permit and comply with all permit conditions and a fine as listed on the Urban Forester's recommendation be assessed.

**Attachments**

Trees

**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 04/25/2018

Started On: 03/26/2018 10:00 AM



## INTEROFFICE MEMORANDUM PUBLIC WORKS DEPARTMENT

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TO: Andy Avery, Code Enforcement Officer

FROM: Paul Bertram, Parks & Grounds Division Manager  
City Forester, Executive Director Keep Fort Pierce Beautiful

SUBJECT: 2503 Avenue N Fort Pierce FL 34982  
Case # 18-795

DATE: March 19, 2018

The above subject property is in violation of the following: Section: 22-194 (C), (F)  
Trees removed without a proper permit and or excessive pruning.

The subject property has removed one (1) Oak Tree, one (1) Pine Tree and one (1) Sabal Palm on the property without a permit.

**It is my recommendation that the property owner is fined for the above violation.**

1 Oak Tree 15" DBH x \$250.00 = \$ 3750.00  
1 Pine Tree 18" DBH x \$250.00 = \$ 4500.00  
1 Sabal Palm

**Maximum fine per violation \$5,000.00**

Cc:

**Special Magistrate Hearing**

**5.E.**

**Meeting Date:** 05/02/2018

**Re:** Case # 18-0191 - 1701 W Sanderling Ln

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

**Information**

**SUBJECT:**

18-0191 CE	1701 W Sanderling Ln	High Point Of Delray Bldrs Inc	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	January 22,2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: High Point Of Delray Bldrs Inc 1175 NE 125th St Ste 102 North Miami, FL 33161	OCCUPIED BY:
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**VIOLATIONS:**

Section 22-187 (13) – Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Please trim all overgrown bushes, trees and shrubs along the chain link fence.

**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: 04/25/2018

Started On: 03/16/2018 08:58 AM

**Special Magistrate Hearing****5.F.****Meeting Date:** 05/02/2018**Re:** Case # 18-0343 - 2728 Oleander Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0343 CE	2728 Oleander Ave	Cumerma, Roberto	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	February 5, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Roberto Cumerma 2728 Oleander Blvd Fort Pierce, FI 34982	OCCUPIED BY:
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**VIOLATIONS:**

16-46, 16-47, 16-48 (1)(5) – Outside Storage  
IPMC 304.1 Exterior structure – General.

**CORRECTIVE ACTIONS:**

1. Please remove all storage bins, wood, tools, metal, buckets and all other miscellaneous items located throughout the yard.
2. Please repair roof where damage has occurred. A permit may be required. Please contact the building department at (772) 467-3143.

**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: 04/25/2018

Started On: 03/16/2018 12:03 PM

**Special Magistrate Hearing**

**5.G.**

**Meeting Date:** 05/02/2018

**Re:** Case # 18-0342 - 112 Maple Ave

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

**Information**

**SUBJECT:**

18-0342 CE	112 Maple Ave	Gahn, William E Gahn, Wanda A	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	February 5, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: William E Gahn Wanda A Gahn 8833 Lonesome Pine Trl Fort Pierce, Fl 34945	OCCUPIED BY:
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**VIOLATIONS:**

- Section 22-187 (13) – Landscape Maintenance
- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

**CORRECTIVE ACTIONS:**

1. Please trim all overgrown grass and plant grass seeds in areas where needed.
2. Please remove ladders, tools, coolers, buckets, gas cans, wood and all other miscellaneous items located under carport.
3. Please remove bed frames and any other indoor furniture that is located under carport.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 04/25/2018

Started On: 03/16/2018 02:43 PM

**Special Magistrate Hearing****5.H.****Meeting Date:** 05/02/2018**Re:** Case # 18-0502 - 346 Fernandina Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

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**Information****SUBJECT:**

18-0502 CE	346 Fernandina Street	Kovich, Michelle	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 16, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Michelle Kovich 346 Fernandina St Ft. Pierce, FL 34949	
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**VIOLATIONS:**

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 appliances from the driveway and yard.
2. 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.

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**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/25/2018

Started On: 03/17/2018 01:11 PM

**Special Magistrate Hearing****5.I.****Meeting Date:** 05/02/2018**Re:** Case 18-0600 - 117 North 14th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0600 CE	117 North 14th Street	Gonzalez, Alex	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 27, 2018	Type of Presentation:	Repeat
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**OWNER:**

<b>OWNER:</b> Alex Gonzalez 1702 SE Manth Ln Port St. Lucie, FL 34983	<b>TENANT:</b> Sarah Gomez - Soto 117 N 14th St Ft. Pierce, FL 34950
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**VIOLATIONS:**

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

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

**CORRECTIVE ACTIONS:**

1. Remove tools, parts, and debris from the yard.
2. Remove all vehicles that are not of current registration or operable.

**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 \$150.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec

Started On: 03/24/2018 08:13 AM

Final Approval Date: 04/25/2018

**Special Magistrate Hearing**

**5.J.**

**Meeting Date:** 05/02/2018

**Re:** Case 18-0089 - 131 North 15th Street

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

**Information**

**SUBJECT:**

18-0089 CE	131 North 15th Street	Teneyck, Jane Teneyck Jr (Est), 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:**

- IPMC 304.2 Protective Treatment
- IPMC 302.7 Accessory Structure
- IPMC 304.1 Exterior Structure

**CORRECTIVE ACTIONS:**

1. Paint the bare and peeling areas of the home.
2. Repair the fence where some the chain link is coming undone.
3. Repair the loose bricks of the chimney, gaps in the siding of the home on the north side.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 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: Heather Debevec  
Final Approval Date: 04/25/2018

Started On: 03/24/2018 10:29 AM

**Special Magistrate Hearing**

**5.K.**

**Meeting Date:** 05/02/2018

**Re:** Case 18-0299 - 2002 West 21st Court

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

**Information**

**SUBJECT:**

18-0299 CE	2002 West 21st Court	Brown, Eloise	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 31, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Eloise Brown PO Box 5755 Takoma Park, MD 20913	<b>INTERESTED PARTY:</b> David Brown 53 Ponce Blvd N Jacksonville, FL 32218
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment  
Section 16-46,16-47,16-48 (1)(5) - Outside Storage

**CORRECTIVE ACTIONS:**

1. Please paint the bare peeling areas of the home.
2. Remove the cabinet, metal, wood, and other debris from the front 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 \$50.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 04/25/2018

Started On: 03/24/2018 11:53 AM

**Special Magistrate Hearing****5.L.****Meeting Date:** 05/02/2018**Re:** Case 18-0173 - 3 East Harbour Isle Drive 204**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0173 CE	3 East Harbour Isle Dr 204	White, Sheryl	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Sheryl White 3745 Meeting St Duluth, GA 30096	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. Remove and delete all advertisements.
2. Obtain a proper 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: 04/25/2018

Started On: 03/24/2018 02:10 PM

**Special Magistrate Hearing**

**5.M.**

**Meeting Date:** 05/02/2018

**Re:** Case 18-0178 - 19 West Harbour Isle Drive 104

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

**Information**

**SUBJECT:**

18-0178 CE	19 West Harbour Isle Drive 104	Poe, Howard Poe, Donna	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Howard Poe Donna Poe 1184 River Drive SW Darien, GA 31305	TENANT:
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**VIOLATIONS:**

Section(s): 9-25 - Proof of Business Activity; Burden of Proof on Applicant

Section(s): 9-17 (B) - Doing Business without a Tax

**CORRECTIVE ACTIONS:**

1. Remove and delete all ads.
2. Obtain a proper 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

Started On: 03/24/2018 03:10 PM

Final Approval Date: 04/25/2018

**Special Magistrate Hearing****5.N.****Meeting Date:** 05/02/2018**Re:** Case 18-0223 - 2010 Rio Vista Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0223 CE	2010 Rio Vista Drive	Celino (LFEST), Frank	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Frank Celino (LFEST) 2010 Rio Vista Dr Ft. Pierce, FL 34949 email:frank.p.celino.ctr@wheeler.navy.mil	<b>TENANT:</b>
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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. Remove and delete all ads.
2. Obtain a proper 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

Started On: 03/24/2018 04:05 PM

Final Approval Date: 04/25/2018

**Special Magistrate Hearing**

**5.O.**

**Meeting Date:** 05/02/2018

**Re:** Case 18-0230 - 1550 South Ocean Drive C-17

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

**Information**

**SUBJECT:**

18-0230 CE	1550 South Ocean Drive C-17	Decamp, Frederick Decamp, Jennifer	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Frederick Decamp Jennifer Decamp 1550 S Ocean Dr 17 Ft. Pierce, FL 34949	<b>TENANT:</b>
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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. Remove or delete all ads.
2. Obtain a proper 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: 04/25/2018

Started On: 03/24/2018 04:32 PM

**Special Magistrate Hearing****5.P.****Meeting Date:** 05/02/2018**Re:** Case 18-0317 - 1300 Seaway Drive D8**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0317 CE	1300 Seaway Drive D8	Tarr, Steven	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 20, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Steven Tarr 4521 PGA Blvd 201 Riviera Beach, FL 33418	TENANT:
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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. Remove or delete all ads.
2. Obtain a proper 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

Started On: 03/24/2018 04:42 PM

Final Approval Date: 04/25/2018

**Special Magistrate Hearing**

**5.Q.**

**Meeting Date:** 05/02/2018

**Re:** Case 18-0952 - 813 South Indian River Drive

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

**Information**

**SUBJECT:**

18-0952 CE	813 South Indian River Drive	Wright, John & Diana	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 27, 2018	Type of Presentation:	Repeat
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**OWNER:**

OWNER: John & Diana Wright 813 S Indian River Dr Ft. Pierce, FL 34950	TENANT:
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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. Remove and delete all ads.
2. Obtain a proper 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: 04/25/2018

Started On: 03/27/2018 09:12 AM

**Special Magistrate Hearing**

**5.R.**

**Meeting Date:** 05/02/2018

**Re:** Case # 17-2681 - 101 North US Highway 1

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

**Information**

**SUBJECT:**

17-2681 CE	101 North US Highway 1	Brackett Family Limited Prtnsp	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	October 26, 2017	Type of Presentation:	Regular - Cont from 3/21/18
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**OWNER:**

OWNER: Brackett Family Limited Prtnsp PO BOX 969 Vero Beach, FL 32961	REGISTERED AGENT: Robert Brackett 2066 14th Avenue Suite 101 Vero Beach, FL 32960
--	--

**VIOLATIONS:**

IPMC 304.2 - Protective Treatment  
IPMC 302.7 - Accessory Structures

**CORRECTIVE ACTIONS:**

1. Paint the fence around the property.
2. Repair the curbing on the west side where it is peeling, cracking, and spalling.

**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: 04/26/2018

Started On: 02/14/2018 11:56 AM

**Special Magistrate Hearing**

**6.A.**

**Meeting Date:** 05/02/2018

**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
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**CASE INFORMATION:**

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

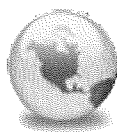
Order  
Ext of Time Order  
Aff of Non Comp  
Tax Card  
3 Criteria

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### **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 04/05/2018

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*

*Schedule  
4/4/18*

*3106 Ave B*



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

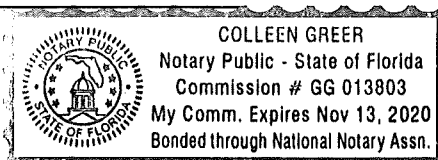
Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

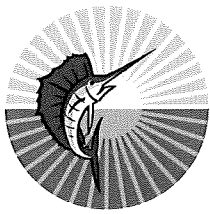
SWORN TO and SUBSCRIBED before me  
this 7<sup>th</sup> day of November, 2017.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



C0074764



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.

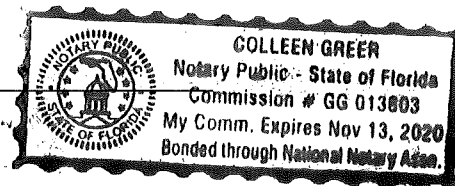
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4406282 02/28/2018 12:18:26 PM  
 OR BOOK 4102 PAGE 1278 - 1278 Doc Type: AFF  
 RECORDING: \$10.00

Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 14<sup>th</sup> 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 18/35S/41E  
 Map ID: 25/18N Zoning: C3 Use Type: 1100 Jurisdiction: Fort Pierce

**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**

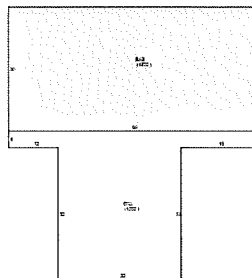
Finished Area of this building: 1,800 SF  
 Gross Area of this building: 3,000 SF

**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.  
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**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:** 05/02/2018

**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
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**CASE INFORMATION:**

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

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

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## **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 04/05/2018

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.

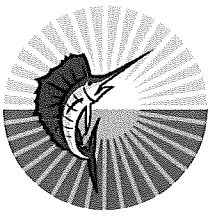
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Coordinator

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

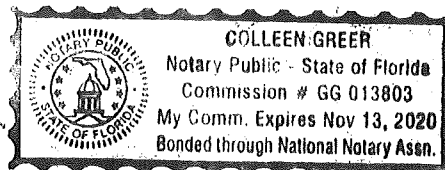
Shaun Coss, Building Department Coordinator

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**

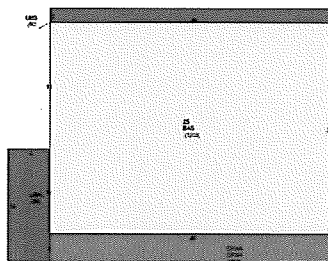
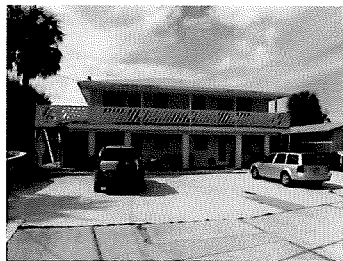
Finished Area of this building: 2,480 SF  
 Gross Area of this building: 2,896 SF

**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.  
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**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? \_\_\_\_\_

**Special Magistrate Hearing****6.C.****Meeting Date:** 05/02/2018**Re:** Case #17-0947 - 1021 Avenue M - Greenfield**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-0947 Massey	1021 Avenue M	Greenfield, James	Heather Debevec
-------------------	---------------	-------------------	-----------------

**CASE INFORMATION:**

Case Initiated:	May 3, 2017	Type of Presentation:	Massey
-----------------	-------------	-----------------------	--------

**OWNER:**

<b>PREVIOUS OWNER:</b> Jan Reno (deceased) 1709 Garfield Street Bastrop, TX 78602	<b>CURRENT OWNER:</b> James Greenfield 1709 Garfield Street Bastrop, TX 78602
--	--

**VIOLATIONS:**

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

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

**CORRECTIVE ACTIONS:**

September 6, 2017 Special Magistrate Ross found Jan Reno responsible for the violations referenced above and gave her 60 to comply or a fine of \$100.00 would be assessed.

\* This was a blanket order\*

November 20, 2017 an inspection was made; the violations were not in compliance, the fines began.

February 26, 2018 before recording a lien on the property a second letter was mailed to advise Mr. Greenfield the violations were not in compliance and the fines were continuing to accrue.

March 15, 2018 received letter from Mr. Greenfield contesting the fines and requesting a hearing.

March 15, 2018 current fines are \$11,520.00 (\$20.00 recording fees) accruing at \$100.00 per day.

**RECOMMENDATION:**

To be determined.

**Attachments**

Request  
Will

Sec Notice  
Tax Card  
Aff of Non Comp  
Order  
Corr  
3 Criteria

---

## Form Review

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

Started On: 03/15/2018 09:55 AM

March 9, 2018

RECEIVED

MAR 15 2018

CODE ENFORCEMENT  
CITY OF FT. PIERCE

To whom it may concern with regard to:

Case # 17-0947

Property address: 1021 Ave M, Fort Pierce Fl.

Tax Id: #2404-801-0006-000-7

I am writing this letter to contest the fines levied against this property for noncompliance. First, I would like to say that I understand the importance of Code Enforcements role in preserving community safety and property values. Secondly, that I have been working to address the violations that my property has had, as fast as I can. Trust me, all my energies are geared toward wrapping up my businesses here in Texas and getting down to fix my house in Florida and go fishing and checking out the local beaches and bikinis. I already have a few friends lined up that are ready to take a working vacation in Florida to help me fix up the house. But these things are taking time. I just got the property transferred into my name about a month ago. I had saved enough money and was planning on a two week trip to Fort Pierce to file for permits and get some work done around the first of March but had an emergency operation to fix my hernia. As I don't have health insurance, this broke me. Not an excuse, just a fact.

As you know Ms. Jan Reno passed 3/1/16 and for the next year and half I battled through probate in Texas with incompetent attorneys (3 of them), to settle her estate, and get the properties in my name, so I could pull permits. This finally done, I had to figure out how to get Florida's Court system to recognize my Texas Judge's order. This required me to submit a petition and order for summary administration, which I did on 11/21/17. Judge reviewed and signed on 1/31/18 and I received said paperwork, February 6, 2018. So it's been only about a month that I could legally apply for a homeowners permit to work on house.

I was in Fort Pierce around the week of November 20, 2017 (about 3 months ago), to address Code Enforcement issues, where after meeting a Code Enforcement officer, I painted most of the outside of the house, fixed up and properly boarded up the windows and door, and hired a contractor to remove all the brush and debris from the yard. I had it looking nice and plan to keep it that way till I can get down there and fix everything. I was hoping for a reminder that maybe the grass needs cutting again, not a fine for almost \$10 k.

The piece of trim that is attached to the house that is partially rotted and the fence and posts in the back yard cannot be seen from the road. You almost need to trespass upon said property to even see them. They are not causing any structural deficiencies. They are not encroaching upon any neighbors lots, so I don't believe that these are complaint driven or even a safety issue. These minor deficiencies will be corrected as soon as possible.

The 1021 Ave M house and property has not been abandoned and I have tried to insure it is not a nuisance. I apologize for being the problem child of Ave M. I am trying my best to get there as quick as possible. There is not a day goes by that I don't wish I was in Florida, having the house fixed, and fishing.

What I am asking for is a 6 months leniency period. I feel sure that my obligations here in Texas will be addressed within 3-4 months and I can move forward with the Florida plan. If a fine is still requested or required, I would ask that it be not more than \$500.00 with a monthly payment option. If the property needs mowing, please let me know, so I can address the issue. In no way am I trying to duck my responsibilities or not comply with the rules, it has just taken a lot more time than expected.

Sincerely,

James Greenfield 512-769-7608

FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

File No. 562017CP001323 (S2)

Georgiana 'JAN' Pearl Reno

Deceased.

**ORDER OF SUMMARY ADMINISTRATION**  
(testate - nonresident)

THIS MATTER having come before the court on the Petition of JAMES Greenfield for Summary Administration of the estate of Georgiana "Jan" Pearl Reno, deceased; the court finding that the decedent died on March 1, 2016; at the time of death was domiciled at 1709 Garfield St Bastrop Tx 78602; that the will bearing the date MAY 30<sup>th</sup>, 2006, has been admitted to probate by Order of this court as the last will of the decedent; that all interested persons have been served proper notice of the Petition and hearing or have waived notice thereof; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be an immediate distribution of the assets of the decedent as follows:

NAME	ADDRESS	ASSET, SHARE OR AMOUNT
<u>JAMES Greenfield</u>	<u>1709 Garfield St Bastrop Tx 78602</u>	<u>1021 Ave M</u>




*[Handwritten signature]*

2. Those to whom specified parts of the decedent's estate are distributed by this Order shall be entitled to receive and collect the same and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified parts set forth herein of the decedent's estate distributed to them by this Order, and those persons shall not be accountable to anyone else for the property.


ORDERED on \_\_\_\_\_, \_\_\_\_\_.

8:37 am, Jan 30 2018


  
\_\_\_\_\_  
Circuit Judge

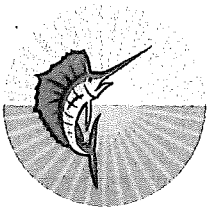
Page 2 of 2  
Rule reference: 5.470, 5.475, 5.530  
Statute reference: 734.102, 734.1025, 735.206

STATE OF FLORIDA  
ST. LUCIE COUNTY  
THIS IS TO CERTIFY THAT THIS IS A  
TRUE AND CORRECT COPY OF THE  
ORIGINAL.

JOSEPH E. SMITH CLERK  
BY:   
Deputy Clerk



Jan 31, 2018 



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

February 26, 2018

JAMES GREENFIELD  
1709 GARFIELD ST  
BASTROP, TX 78602-2413

Property address: 1021 AVENUE M  
Case #17-0947

Tax ID #2404-801-0006-000-7

Dear Property Owner(s):

This is a second notice to inform you that the property referenced above continues to be in violation of the Special Magistrate Order (copy attached) and the City Code of Ordinance, and the fine of \$100.00 per day continues to accrue until the property is in compliance. The balance to date is \$9,820.00 (\$20.00 is recording fees).

If you would like to contest this fine or disagree with the findings of the noncompliance, then **you must respond in writing, stating a detailed reason as to why you disagree.** This correspondence must be mailed to our office within **twenty (20) days** from the date of this letter. If we should receive a response from you, then your case will be scheduled before the Special Magistrate for a hearing. **If we do not hear from you within the twenty (20) days, a lien will be entered on the property.**

If you should have any questions, please contact our office at (772) 467-3149.

Sincerely,

Colleen Greer  
Code Enforcement Clerk

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

**Property Identification**

Site Address: 1021 Avenue M  
 Map ID: 24/04G  
 Parcel ID: 2404-801-0006-000-7  
 Zoning: R3  
 Account #: 17642  
 Use Type: 0100  
 Sec/Town/Range: 04/35S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

James Greenfield  
 1709 Garfield ST  
 Bastrop, TX 78602-2413

**Legal Description**

PROSPERITY PARK BLK 1 LOTS 6 AND 7 (OR 4092-2639)

**Current Values**

Just/Market: \$28,100  
 Exemptions: \$0  
 Assessed: \$24,200  
 Taxable: \$24,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$28,100	\$24,200	\$0	\$24,200
2016	\$22,000	\$22,000	\$0	\$22,000
2015	\$22,200	\$22,200	\$0	\$22,200

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-30-2018	4092 / 2639	0111	OA	Reno (EST) Jan	\$0
06-16-2014	3644 / 2694	0112	SP	Federal National Mortgage Assoc,	\$17,000
04-25-2014	3625 / 1116	0112	CT	Reyes,Johana	\$0

**Primary Building Information**

Finished Area of this building: 1,056 SF  
 Gross Area of this building: 1,088 SF

**Exterior Data**

View:	Roof Cover: Asph Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1964	Frame:	Grade: D-	Effective Year: 1976
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	1,056
Gross Area (SF):	1,088
Land Size (acres):	0.33
Land Size (SF):	14,200
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
SITE DEV S-F	1	1	2001

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**AFFIDAVIT OF NON-COMPLIANCE**

RE: 1021 AVENUE M

CASE NO: 17-00000947

IN THE MATTER OF: JAN RENO  
1709 GARFIELD ST  
BASTROP, TX 78602

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 September 06, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-368 (1)(4) Property Maintenance, 5-368(6) Fence Maintenance of the Code of the City of Fort Pierce, Florida, as of this date: November 20, 2017.

In accordance with the Order of Violation recorded in Book 4040 Page 2640, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 21 day of November, 2017.

Heather Debevec, Code Enforcement Officer

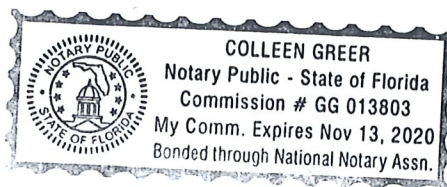
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4372580 11/21/2017 02:46:04 PM  
OR BOOK 4066 PAGE 1972 - 1972 Doc Type: AFF  
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
this 21<sup>st</sup> day of November, 2017.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





CASE #: 17-0947

Property Address: 1021 AVENUE M

Tax ID #: 2404-801-0006-000/7

Legal Description: PROSPERITY PARK BLK 1 LOTS 6 AND 7(OR 2643-2396)

Violator: JAN RENO  
1709 GARFIELD ST  
BASTROP, TX 78602

RE: Violation of Section(s): 5-368 (1) (4) Property Maintenance, 5-368 (6) Fence Maintenance

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 JAN RENO failed to replace the rotting wood on the trim and pressure wash or paint the home, remove the fence or obtain a permit to repair or replace the 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. 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 14~~th~~ day of September, 2017 nunc pro tunc  
September 6, 2017.

Fran Ross  
Fran Ross, Special Magistrate


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

14~~th~~ DAY OF September 2017.  
Colleen Greer  
Colleen Greer, Code Enforcement Clerk

**From:** janreno333 <janreno333@gmail.com>  
**To:** Heather Debevec <hdebevec@city-ftpierce.com>

---

**Date:** Monday, September 04, 2017 12:39PM  
**Subject:** 1021 Ave M property

History:  This message has been replied to.

---

Hi Heather

If you could make sure this gets read by the proper people, I would appreciate it.

Thanks  
JimG

To whom it may concern,

I am writing in the hope that I can minimize the cost associated with this infraction.

My name is James Greenfield and I inherited the property at 1021 Ave M. as Ms. Jan Reno passed on March 1, 2016.

I apologize for this matter coming back up. It is not intentional. I have tried everything in my power to get this matter resolved, to no avail.

I have contacted two different church's and hired two different guys to take care of Code Enforcement issues. While they each did some work, it was not enough to get Heather off my tukus. I have been in contact with Heather at Code Enforcement and have kept her up to date on my actions.

I am currently on the third attorney, hired to straighten out Ms. Reno's estate. Not one of them have done a damn thing. I hired this third attorney over 6 months ago on money I borrowed from my church and the sale of my motorcycle. Until these legal matters are resolved, I am basically broke and unable to do anything.

These are not excuses on why the property has not been taken care of, these are just the facts.

But there is good news, sort-of. I will receive some money from a settlement on September 29, 2017.

My intentions are to first, hire another attorney (grrrr)...load up the truck with tools and head to Florida to fix the issues on the Ave M property, and go fishing.

This should occur around mid to late October. I am not sure if I can get an extension until then or??

If you can't wait to take care of this property, if you could at least minimize the work (cost, fines) done??

I have all tools necessary and intend to landscape and paint the outside of house, as soon as I can get there.

Again, I am getting a settlement on September 29, 2017. I will be in Florida, mid to late October to fix issues with Ave M property.

If you have any questions, feel free to contact me.

Thanks

Jim Greenfield

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

**Case No: 17-0947**

**Address: 1021 Avenue M**

**Date: May 2, 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? **LOT CLEARING WAS DONE BY OUR CONTRACTOR. PAINTING AND BOARD UP BY THE OWNER. THE WEST TRIM STILL NEEDS REPAIR.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **N/A NEW OWNER**

---

**Information**

**SUBJECT:**

17-1820 Massey	423 N 10th Street	Dellepere, Patricia (TR)	Heather Debevec
-------------------	-------------------	--------------------------	-----------------

**CASE INFORMATION:**

Case Initiated:	August 19, 2017	Type of Presentation:	Massey - Stop Fines
-----------------	-----------------	-----------------------	---------------------

**OWNER:**

<b>OWNER:</b> Patricia Dellepere (TR) 1841 Banks Road Margate, FL 33063	<b>OCCUPIED BY:</b> Marquise Lewis 423 N 10th Street Ft. Pierce, FL 34950
--	--

**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (10) (D) - Non-operable Vehicles (complied)  
Section(s): t-368 (1)(3)(4) Property Maintenance

**FINDINGS/ORDER:**

January 3, 2018 the Special Magistrate found Patricia Dellepere (TR) responsible for the violations listed above and gave her 60 days to comply or a fine of \$50.00 per day will be assessed.

**ACTION DATES:**

March 8, 2018 an inspection was made, the property was not in compliance, the fines began.  
March 23, 2018 received a request from Martha Silua for Patricia Dellepere to stop the fines and allow them time to comply the violations.

**RECOMMENDATION:**

To be determined.

---

**Attachments**

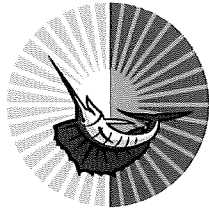
Order  
Aff of Non Comp  
Request  
Tax Card  
3 Criteria

---

## Form Review

Form Started By: Colleen Greer  
Final Approval Date: 04/04/2018

Started On: 03/26/2018 09:42 AM



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

**CASE #: 17-1820**

Property Address: 423 N 10TH ST  
Tax ID #: 2409-501-0191-000/4  
Legal Description: LINCOLN PARK NO 2 BLK 6 LOT 25 (OR 1132-2369)

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

RE: Violation of Section(s): 5-368 (1) (3) (4) Property Maintenance

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 03, 2018, 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 repair the rotting wood on the north side of the home, replace the metal roofing where it is rusting and forming holes, and paint where the paint is peeling and wood is bare 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. 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 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 \$50.00.
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 4th day of January, 2018, nunc pro tunc January 3, 2018.

  
\_\_\_\_\_  
Fran Ross, Esq., Special Magistrate

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

4th DAY OF January, 2018.

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4387370 01/04/2018 04:13:49 PM  
OR BOOK 4083 PAGE 1469 - 1469 Doc Type: AFF  
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 423 N 10TH ST

CASE NO: 17-00001820

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 January 03, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) 5-368 (1)(3)(4) Property Maintenance of the Code of the City of Fort Pierce, Florida, as of this date: March 8, 2018.

In accordance with the Order of Violation recorded in Book 4083 Page 1469 fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 8 day of March, 2016.

Heather Debevec, Code Enforcement Officer

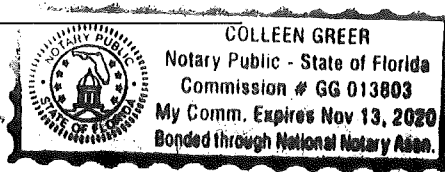
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4410498 03/09/2018 11:12:56 AM  
 OR BOOK 4106 PAGE 2249 - 2249 Doc Type: AFF  
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
 this 8th day of March, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



HDebevec @ city - Ft. pierce.com

Request hearing to pause fines  
w/ permit giving time to comply  
for Roof

Martha Silva

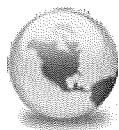
MARTHA SILVA.  
1861 Banks Rd.  
MARGATE FL 33063  
(954) 482-2218

RECEIVED

MAR 23 2018

CODE ENFORCEMENT  
CITY OF FT. PIERCE

May 2



Case # \$ 17-1820 - 423 N 10th ST

Patricia Dellepere

to:

hdebevec

03/23/2018 10:38 AM

Cc:

cgreer

Hide Details

From: "Patricia Dellepere" <patricia.dellepere@degroupl.com>

To: <hdebevec@city-ftpierce.com>

Cc: <cgreer@city-ftpierce.com>

0 Attachment



image002.gif image003.png image004.png

Hello Ms. Debevec,

After I went to the Hearing on January 3<sup>rd</sup>, we took the decision of evicting our previous Tenant due to lack of payment and the lack of cooperation to give us access to the property to perform the corresponding work to correct the violations of the subject property.

Since Ms. Olha Kit was handling the communication with you, I asked her to request to you an additional extension to give us enough time to complete the eviction process and to start the work to cure the violations, but I have not been able to find such request (I sent a request to Mr. Shaun Coss for an extension, who granted us 90 days of extension – see below e-mails).

Our previous Tenant had 3 dogs living inside of the property, and unfortunately, when we took possession of the property, it was impossible for the Contractor, Plumber and Electrician to start the work due to the number of fleas at the house. We hired a company to do a treatment to kill the fleas; after this first treatment, the Company suggested to do a second treatment, which was done last week. Finally, this week the Contractor was able to formally start the work, and now the Plumber and Electrician will be able to go back to the property to do their work as well.

Also, it was a real challenge to find a Roofer who wanted to repair the roof of this property. We just found a Roofer who is taking the necessary actions to obtain the corresponding permit.

If my Assistant did not send to you the corresponding request for an additional extension, I respectfully request to you such an extension, so we can have enough time to cure the violations without an accrual of fines.

I thank you in advance for your understanding and help.

**Patricia Dellepere**  
**Investment Manager**  
**DE GROUP INVESTMENT, LLC**  
**Phone/Fax 954-366-1055**

Cell 954-482-2218  
[www.degroupfl.com](http://www.degroupfl.com)



**From:** Shaun Coss [<mailto:SCoss@city-ftpierce.com>]  
**Sent:** Thursday, January 11, 2018 9:48 AM  
**To:** Patricia Dellepere <[patricia.dellepere@degroupl.com](mailto:patricia.dellepere@degroupl.com)>  
**Subject:** Re: Case # \$ 17-3128 - 423 N 10th ST

Good morning,

Thank you for letting me know. I'll provide a 90 day extension.

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](#)



*"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."*

**From:** "Patricia Dellepere" <[patricia.dellepere@degroupl.com](mailto:patricia.dellepere@degroupl.com)>  
**To:** <[scoss@city-ftpierce.com](mailto:scoss@city-ftpierce.com)>  
**Cc:** "Alejandro Dellepere" <[alejandrodellepere@degroupl.com](mailto:alejandrodellepere@degroupl.com)>  
**Date:** 01/11/2018 09:37 AM  
**Subject:** Case # \$ 17-3128 - 423 N 10th ST

Good Morning Mr. Coss,

In response to the attached letter, we want you to know that we are more than willing to act fast to correct all the mentioned violations.

This property is occupied by a Tenant, who is under the process of eviction for not paying the corresponding rent. Due to

this situation, the Tenant is not cooperating neither giving us access to the property. According to our Attorney, it might take 60 days to complete the Eviction process.

Therefore, we respectfully request to you an extension of 90 days to correct all the violations (60 days to get access to the property and 30 days to correct the violations).

We appreciate your understanding and cooperation.

Best Regards,

**Patricia Dellepere**  
**Financial Manager**  
**DE GROUP INVESTMENT, LLC**  
**Phone/Fax 954-366-1055**  
**Cell 954-482-2218**  
[www.degroupfl.com](http://www.degroupfl.com)



[attachment "Letter Dec 18 2017\_423 Ft Pierce.pdf" deleted by Shaun Coss/cfp]

Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

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

**Property Identification**

Site Address: 423 N 10th ST Parcel ID: 2409-501-0191- Account #: 21194 Sec/Town/Range:  
 000-4 09/35S/40E  
 Map ID: 24/09N Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

**Ownership**

Patricia Dellepere (TR)  
 1841 Banks RD  
 Margate, FL 33063-7704

**Legal Description**

LINCOLN PARK NO 2 BLK 6 LOT 25 (OR 3933-493)

**Current Values**

Just/Market: \$10,400 Assessed: \$10,400  
 Exemptions: \$0 Taxable: \$10,400

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$10,400	\$10,400	\$0	\$10,400
2016	\$10,600	\$10,527	\$0	\$10,527
2015	\$10,500	\$9,570	\$0	\$9,570

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-09-2016	3933 / 0493	0001	WD	Regeneration Properties Inc	\$29,500
03-12-1998	1132 / 2369	XX02	WD	Carolyn Kowalski	\$52,000
08-07-1995	0969 / 0867	XX02	PR	Tydfil Schelin	\$100,000

**Primary Building Information**

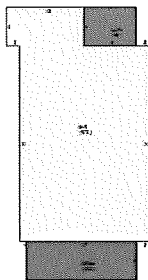
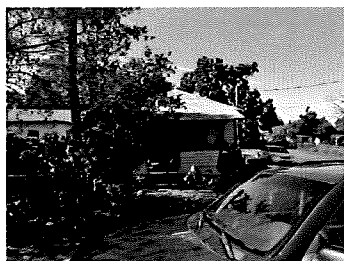
Finished Area of this building: 672 SF  
 Gross Area of this building: 822 SF

**Exterior Data**

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: HD+
Year Built: 1942	Frame:	Grade: D+	Effective Year: 1942
Primary Wall: Wood no Sh	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	672
Gross Area (SF):	822
Land Size (acres):	0.12
Land Size (SF):	5,040
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	421	

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**MASSEY HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 17-1820

Address: 423 N 10<sup>th</sup> Street

Date: May 2, 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? STATED THEY WERE HIRING A CONTRACTOR TO REPLACE THE ROOF. NO CHANGES AS OF 3/27/18 AND NO PERMIT.
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE

**Special Magistrate Hearing**

**8.A.**

**Meeting Date:** 05/02/2018

**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
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**CASE INFORMATION:**

Case Initiated:	August 9, 2017	Type of Presentation:	Motion to Set Aside
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**OWNER:**

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

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

**CORRECTIVE ACTIONS:**

1. Order to set aside previous order 4/18/2018.

**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: Colleen Greer  
Final Approval Date: 04/25/2018

Started On: 04/12/2018 01:24 PM