

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 16, 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.	18-0879 PK Appeal	1 TBD	Rigel, Kip Aaron	FPPD #8524 Gibson
B.	18-0859 PK Appeal	1 TBD	Marr, Paul	#8725 K. Montgomery
C.	18-1056 PK Appeal	1 TBD	Mead, John	#8524 Gibson
D.	18-0914 PK Appeal	1 TBD	King, James	Vincent Alesi
E.	18-1074 PK Appeal	1 TBD	Sacco, Stacey	Vincent Alesi
F.	18-1246 PK	Orange Ave Lot	Hodge, Austin Lamar	Vincent Alesi
G.	18-0522 PK	20 Orange Ave	Hayes, Clay Eugene	Vincent Alesi
H.	18-0525 PK	Opposite 20 Orange Ave	George, Tsholofelo Avril	Vincent Alesi

I.	18-0550 PK	208B Ave A	Denton, Chad Daniel	Vincent Alesi
J.	18-0676 PK	216 S 2 nd Street	King, Calvin Christopher	Vincent Alesi
K.	18-693 PK	116 N 2nd ST	Muise, Beryl I	Vincent Alesi
L.	18-699 PK	Marina Parking Lot / Ave A	Maurer, Anne Froeschle	Vincent Alesi
M.	18-704 PK	Orange Ave Lot	Pickersgill, Henry William	Vincent Alesi
N.	18-0846 PK Appeal	1 TBD	Clarizio, William	Vincent Alesi
O.	18-1166 PK Appeal	1 TBD	Clarizio, William	Vincent Alesi

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	18-0526 CE	Various Locations W/I City Limits	Back Country Properties LLC	Vincent Alesi
B.	17-1438 BLDG	425 N 14th St. Unit 3	Lazare, Ermith	Shaun Coss
C.	17-1594 BLDG	2400 S Ocean Dr., Unit 5412	Fenner, Barbara	Shaun Coss
D.	17-1402 BLDG	223 Avenue A	Hatfield, James	Shaun Coss
E.	17-1356 BLDG	906 N 22nd St.	Hicks, Cassandra	Shaun Coss
F.	18-0790 CE	905 N 21st St.	Johnson, Katie	Isaac Saucedo
G.	18-0574 CE	1726 Grand Club Clearing	Loyal Queen Cleaning	Isaac Saucedo

H.

18-0570 CE	1826 Sandhill Crane Dr	Turtle Trek Pool Service	Isaac Saucedo
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I.

18-0288 CE	1903 S 29th Street	Solis, Juana	Andy Avery
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J.

18-0256 CE	909 Avenue I	Spears, Albert Spears, Frank	Heather Debevec
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K.

18-1043 CE	214 Orange Avenue	Kraaz & Kraaz Finance Inc	Heather Debevec
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L.

17-2150 CE	239 South Indian River Drive	Kraaz and Kraaz Finance LLC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.

15-1263 Lien Red.	1705 Avenue G	Howson, Chris	Peggy Arraiz
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8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Special Magistrate Hearing**4.A.****Meeting Date:** 05/16/2018**Re:** Case #18-0879 - Citation 1463 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0879 PK Appeal	1 TBD	Rigel, Kip Aaron	FPPD #8524 Gibson
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CASE INFORMATION:

Case Initiated:	March 18, 2018	Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Kip Aaron Rigel	PARKING VIOLATION: Citation:1463 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1463 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 05/09/2018

Started On: 04/11/2018 02:24 PM

Special Magistrate Hearing**4.B.****Meeting Date:** 05/16/2018**Re:** Case #18-0859 - Citation 1360 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0859 PK Appeal	1 TBD	Marr, Paul	#8725 K. Montgomery
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CASE INFORMATION:

Case Initiated:	March 18, 2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Paul Marr	PARKING VIOLATION: Citation:1360 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1360 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 05/09/2018

Started On: 04/11/2018 02:35 PM

Special Magistrate Hearing**4.C.****Meeting Date:** 05/16/2018**Re:** Case #18-1056 - Citation #1474 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1056 PK Appeal	1 TBD	Mead, John	#8524 Gibson
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CASE INFORMATION:

Case Initiated:	March 25, 2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: John Mead	PARKING VIOLATION: Citation: 1056 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1056 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	\$00.00	\$60.00

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: 04/17/2018 11:11 AM

Special Magistrate Hearing**4.D.****Meeting Date:** 05/16/2018**Re:** Case #18-0914 - Citation 7403 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0914 PK Appeal	1 TBD	King, James	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	March 21, 2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: James King	PARKING VIOLATION: Citation:7403 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7403 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 05/09/2018

Started On: 04/11/2018 01:27 PM

Special Magistrate Hearing**4.E.****Meeting Date:** 05/16/2018**Re:** Case #18-1074 - Citation 7420 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1074 PK Appeal	1 TBD	Sacco, Stacey	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	April 5, 2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: Stacey Sacco	PARKING VIOLATION: Citation:7420 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7420 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 05/09/2018

Started On: 04/11/2018 01:59 PM

Special Magistrate Hearing

4.F.

Meeting Date: 05/16/2018

Re: Case #18-1246 - Citation #7403 - Hodge

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

Information

SUBJECT:

18-1246 PK	Orange Ave Lot	Hodge, Austin Lamar	Vincent Alesi
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CASE INFORMATION:

Case Initiated: March 21st, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Austin Lamar Hodge	PARKING VIOLATION Citation #7403
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7403	10-23 Parking Regulation	\$50.00 x 1	\$50.00	\$10.00	\$00.00	\$60.00

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: 04/25/2018

Started On: 04/17/2018 09:58 AM

Special Magistrate Hearing**4.G.****Meeting Date:** 05/16/2018**Re:** Case # 18-0522 - Citation # 6171 - Hayes**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0522 PK	20 Orange Ave	Hayes, Clay Eugene	Vincent Alesi
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CASE INFORMATION:

Case Initiated: February 16, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Clay Eugene Hayes	PARKING VIOLATION Citation #6171
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6171	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: 04/12/2018

Started On: 04/04/2018 01:32 PM

Special Magistrate Hearing**4.H.****Meeting Date:** 05/16/2018**Re:** Case # 18-0525 - Citation # 6174 - George**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0525 PK	Opposite 20 Orange Ave	George, Tsholofelo Avril	Vincent Alesi
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CASE INFORMATION:

Case Initiated: February 16, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Avril GeorgeTsholofelo	PARKING VIOLATION Citation #6174
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6174	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: 04/12/2018

Started On: 04/04/2018 02:01 PM

Special Magistrate Hearing

4.I.

Meeting Date: 05/16/2018

Re: Case #18-0550 - Citation #6176 - Denton

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

Information

SUBJECT:

18-0550 PK	208B Ave A	Denton, Chad Daniel	Vincent Alesi
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CASE INFORMATION:

Case Initiated: February 21, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Chad Daniel Denton	PARKING VIOLATION Citation #6176
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6176	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: 04/12/2018

Started On: 04/05/2018 07:43 AM

Special Magistrate Hearing**4.J.****Meeting Date:** 05/16/2018**Re:** Case #18-0676 - Citation #6178 - King**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0676 PK	216 S 2 nd Street	King, Calvin Christopher	Vincent Alesi
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CASE INFORMATION:

Case Initiated: February 28, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Chad Daniel Denton	PARKING VIOLATION Citation #6178
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6178	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: 04/12/2018

Started On: 04/05/2018 07:55 AM

Special Magistrate Hearing**4.K.****Meeting Date:** 05/16/2018**Re:** Case #18-0693 - Citation #6184 - - Muise**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-693 PK	116 N 2nd ST	Muise, Beryl I	Vincent Alesi
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CASE INFORMATION:

Case Initiated: March 2, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR Beryl I Muise	PARKING VIOLATION Citation #6184
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6184	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: 04/12/2018

Started On: 04/06/2018 11:36 AM

Special Magistrate Hearing

4.L.

Meeting Date: 05/16/2018

Re: Case #18 - 0699 - Citation #6188 - Maurer

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

Information

SUBJECT:

18-699 PK	Marina Parking Lot / Ave A	Maurer, Anne Froeschle	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	February 2, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Anne Froeschle Maurer	PARKING VIOLATION: Citation: #6188
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6188	10-23 Parking Regulation	\$50.00x1	\$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: Vincent Alesi
Final Approval Date: 04/12/2018

Started On: 04/10/2018 08:55 AM

Special Magistrate Hearing**4.M.****Meeting Date:** 05/16/2018**Re:** Case # 18 - 0704 - Citation # 7390 - Pickersgill**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-704 PK	Orange Ave Lot	Pickersgill, Henry William	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	February 3, 2018	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Henry William Pickersgill Carol Jean Pickersgill	PARKING VIOLATION: Citation: #7390
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7390	10-23 Parking Regulation	\$50.00x1	\$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: Vincent Alesi
 Final Approval Date: 04/12/2018

Started On: 04/10/2018 09:13 AM

Special Magistrate Hearing**4.N.****Meeting Date:** 05/16/2018**Re:** Case #18-0846 - Citation 6198 - Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0846 PK Appeal	1 TBD	Clarizio, William	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	03/17/2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: William Clarizio	PARKING VIOLATION: Citation: 6198 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6198 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 04/12/2018

Started On: 04/11/2018 01:07 PM

Special Magistrate Hearing**4.O.****Meeting Date:** 05/16/2018**Re:** Case #18-1166 - Citation 7423 - Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1166 PK Appeal	1 TBD	Clarizio, William	Vincent Alesi
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CASE INFORMATION:

Case Initiated:	4/10/2018	Type of Presentation:	Citation Appeal
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OWNER:

VIOLATOR: William Clarizio	PARKING VIOLATION: Citation:7423 PK
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7423 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	n/a	\$60.00

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: 04/12/2018

Started On: 04/11/2018 01:17 PM

Special Magistrate Hearing

5.A.

Meeting Date: 05/16/2018

Re: Case # 18-526 - 00097CE - Backcountry Properties LLC

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

Information

SUBJECT:

18-0526 CE	Various Locations W/I City Limits	Back Country Properties LLC	Vincent Alesi
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CASE INFORMATION:

Case Initiated: February 20, 2018	Type of Presentation:	Citation
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OWNER:

OWNER / Registered Agent Spiro Cardaris 1165 SW Meadowlark Circle Stuart, FL 34997	Violator: Back Country Properties LLC AKA Buddy Buys Cash For Houses 1165 SW Meadowlark Circle Stuart, FL 34997
LEGAL: Law Offices Cary P. Sabol P. O. Box 15981 West Palm Beach, FL 33416	

VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
00097CE	Chapter 15 (4) (5)	\$50.00 x 134	\$6700.00	\$10.00	\$18.00	\$6728.00

CORRECTIVE ACTIONS:

- 1) Remove existing signs from Right of Way.
- 2) Obtain a Temporary Sign Permit for any future placement of signs within city limits.

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: 04/12/2018

Started On: 04/04/2018 11:43 AM

Special Magistrate Hearing

5.B.

Meeting Date: 05/16/2018

Re: Case #17-1438 - 425 N 14th St. Unit 3

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

Information

SUBJECT:

17-1438 BLDG	425 N 14th St. Unit 3	Lazare, Ermith	Shaun Coss
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CASE INFORMATION:

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

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.1 Exterior Structure**
- IPMC 304.13.1 Glazing**
- IPMC 304.2 Protective Treatment**
- IPMC 304.6 Exterior Walls**
- IPMC 304.7 Roofs & Drainage**
- IPMC 304.15 Exterior Doors**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.4 Wiring**

CORRECTIVE ACTIONS:

1. Obtain a permit for the replacement of the sanitary sewer line.
2. Have the property treated for the rodent and termite infestation.
3. Repair or replace the roof.
4. Cap off all exposed wiring near the exhaust hood or elsewhere in the structure.
5. The washing machine outside is not plumbed into the sanitary sewer system and is provided power by an extension cord running through the window. Either remove the washing machine or obtain a permit to supply proper plumbing and electric for the washing machine.

6. Repair or replace all damaged drywall and ceilings where cracked from roof damage.
7. Replace all termite damaged interior baseboards and door frames.
8. Repair or replace all rotten soffit and fascia.
9. Replace the entry door knob.
10. Replace all broken window glazing.
11. Access must be provided to the water heater, either remove the enclosure or provide a door to the enclosure.
12. Windows with a/c units or fans must be properly sealed. The use of cardboard, fabric and tape is not an approved material for sealing.
13. Properly attach the toilets to the floor and replace the wax rings as required. The toilets are leaking on the floor.

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 sanitary sewer line; 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; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/25/2018

Started On: 04/13/2018 12:39 PM

Special Magistrate Hearing

5.C.

Meeting Date: 05/16/2018

Re: Case #17-1594 - 2400 S. Ocean Dr, Unit 5412

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

Information

SUBJECT:

17-1594 BLDG	2400 S Ocean Dr., Unit 5412	Fenner, Barbara	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 17, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Barbara & Richard Fenner 1538 Thumb Point Dr. Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the infill of the patio and/or rear of the unit area.

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 infill of the patio; 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; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/25/2018

Started On: 04/13/2018 12:47 PM

Special Magistrate Hearing

5.D.

Meeting Date: 05/16/2018

Re: Case #17-1402 - 223 Avenue A

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

Information

SUBJECT:

17-1402 BLDG	223 Avenue A	Hatfield, James	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 27, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO Box 1506 Ft Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing the rooftop a/c unit.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit to replace the rooftop a/c unit; 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; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 04/25/2018

Started On: 04/13/2018 12:50 PM

Special Magistrate Hearing**5.E.****Meeting Date:** 05/16/2018**Re:** Case #17-1356 - 906 N 22nd St.**Submitted For:** Shaun Coss, Building Dept. Coordinator, Building**Information****SUBJECT:**

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

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

OWNER: Cassandra Hicks 5810 Spanish River Rd. Ft Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

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

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 03/22/2018

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

Special Magistrate Hearing

5.F.

Meeting Date: 05/16/2018

Re: Case # 18-0790 - 905 N 21st St

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

Information

SUBJECT:

18-0790 CE	905 N 21st St.	Johnson, Katie	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Katie Johnson Paul Johnson 1810 Juanita Ave Fort Pierce, Fl 34946	TENANT: 905 N 21st St. Fort Pierce, Fl 34950
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VIOLATIONS:

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

Section(s): 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please remove all buckets, storage shelves, tools and all other miscellaneous items located under carport and throughout yard.
2. Please remove lamp, computer chair, and all other indoor furniture located under carport or throughout yard.

RECOMMENDATION:

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

Form Review

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

Started On: 04/24/2018 02:54 PM

Special Magistrate Hearing

5.G.

Meeting Date: 05/16/2018

Re: Case # 18-0574 - 1726 Grandclub Blvd

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

Information

SUBJECT:

18-0574 CE	1726 Grand Club Clearing	Loyal Queen Cleaning	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 26, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: CC Sands LLC 131 Soundview Ln New Canaan, CT	OCCUPIED BY: Loyal Queen Cleaning 1726 Grandclub Blvd Fort Pierce, FL 34947
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Obtain business tax Immediately.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 1 day to comply or a fine of \$100 per day be assessed and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/12/2018

Started On: 03/29/2018 04:22 PM

Special Magistrate Hearing

5.H.

Meeting Date: 05/16/2018

Re: Case #18-0570 - 1826 SandHill Crane Dr.

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

Information

SUBJECT:

18-0570 CE	1826 Sandhill Crane Dr	Turtle Trek Pool Service	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 26, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Horizon Trust Company William C Brennan IRA Account PO Box 3007 Albuquerque, NM 87190	OCCUPIED BY: Turtle Trek Pool Service LLC 1826 Sandhill Crane Dr. Fort Pierce, FI 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please obtain Business tax immediately.

RECOMMENDATION:

The City requests that if the Code Enforcement Board finds the violation exists, the violator(s) be given 1 day to comply or a fine of \$100 per day be assessed and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/12/2018

Started On: 03/29/2018 04:43 PM

Special Magistrate Hearing

5.I.

Meeting Date: 05/16/2018

Re: Case # 18-0288 - 1903 S 29th Street

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

Information

SUBJECT:

18-0288 CE	1903 S 29th Street	Solis, Juana	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 30, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Juanna Solis Evelyn & Alejandrina Olascoaga 1903 S 29th Street Ft Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

- IPMC 302.1 Sanitation.
- IPMC 302.7 Accessory structures.
- IPMC 304.1 Exterior structure – General.
- IPMC 304.2 Protective treatment.
- Section(s): 5-73 – House Numbers
- Section(s): 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section(s): 22-187 (13)(b) – Landscape Maintenance
- Section(s): 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

CORRECTIVE ACTIONS:

1. Please clean the outside yard area.
2. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair the shed or to demolish the shed.
3. Please make the necessary repairs and removal of miscellaneous items from the yard area.
4. Please paint the structure after all of the necessary repairs and debris has been removed in a workmanlike manner.
5. Please attach house numbers to the house a minimum of 3 inches in height and a contrasting color.
6. Please remove all outside storage of buckets, containers, sinks, scrap wood, and any other miscellaneous items from the yard.
7. Please cut all grass and trim all trees and bushes so that they have neat appearance from the street at all times.

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

RECOMMENDATION:

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

Form Review

Form Started By: Andy Avery
Final Approval Date: 05/09/2018

Started On: 04/27/2018 03:07 PM

Special Magistrate Hearing

5.J.

Meeting Date: 05/16/2018

Re: Case # 18-0256 - 909 Avenue I

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

Information

SUBJECT:

18-0256 CE	909 Avenue I	Spears, Albert Spears, Frank	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 26, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Albert Spears C/O Frank Spears 820 N 10th St Ft. Pierce, FL 34950	TENANT:
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VIOLATIONS:

Section 5-1.104.5 - Unsafe Building (covered windows)
 IPMC 302.7 - Accessory Structure
 IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Please remove the plywood from the windows.
2. Please repair the fence where it is disconnected and falling.
3. Please paint the home where it is bare and peeling.

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: 04/12/2018

Started On: 03/29/2018 08:01 AM

Special Magistrate Hearing**5.K.****Meeting Date:** 05/16/2018**Re:** Case # 18-1043 - 214 Orange Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1043 CE	214 Orange Avenue	Kraaz & Kraaz Finance Inc	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 5, 2018	Type of Presentation:	Repeat
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OWNER:

OWNER: Kraaz and Kraaz Finance Inc 124A N 2nd St Ft. Pierce, FL 34950	TENANT / VIOLATOR: Affordable Flooring 214 Orange Ave Ft. Pierce, FL 34950
REGISTERED AGENT (KRAAZ & KRAAZ): Hans Kraaz 124A N 2nd St Ft. Pierce, FL 34950	REGISTERD AGENT (AFFORDABLE FLOORING): Michael Friedman 3440 NE 28th Avenue Ocala, FL 33477

VIOLATIONS:

Section 16-46 Nuisance

CORRECTIVE ACTIONS:

1. Stop dumping or allowing others to dump construction type debris in the City dumpster.

RECOMMENDATION:

The City requests if the Special Magistrate finds the violation exists the violator be assessed a \$500.00 fine.

Form Review

Form Started By: Heather Debevec

Started On: 04/05/2018 11:02 AM

Final Approval Date: 04/12/2018

Special Magistrate Hearing**5.L.****Meeting Date:** 05/16/2018**Re:** Case # 17-2150 - 239 South Indian River Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-2150 CE	239 South Indian River Drive	Kraaz and Kraaz Finance LLC	Heather Debevec
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CASE INFORMATION:

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

OWNER: Kraaz and Kraaz Finance LLC 201 S 2nd St Ste 206 Ft. Pierce, FL 34950	TENANT: Bahamaville Corp 239 S Indian River Dr Ft. Pierce, FL 34950
REGISTERED AGENT (KRAAZ & KRAAZ): Hans Kraaz 124 A N 2nd St Ft. Pierce, FL 34950	REGISTERED AGENT (BAHAMAVILLE CORP): Miguel Montes 1214 Avenue L Ft. Pierce, FL 34950
PROPERTY MANAGER (KRAAZ & KRAAZ): Brian Stone bstone@boatloan.com	

VIOLATIONS:

IPMC - 304.1 Exterior Structure

CORRECTIVE ACTIONS:

1. Obtain a permit and repair the shingles on the roof.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 20 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: 04/12/2018

Started On: 04/06/2018 03:18 PM

Information

SUBJECT:

15-1263 Lien Red.	1705 Avenue G	Howson, Chris	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	August 4, 2015	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: PREVIOUS ADDRESS Chris Howson 10748 Riverbrook Circle Highlands Ranch, CO 80126	CURRENT ADDRESS: Chris Howson 10791 Greycliffe Dr Highlands Ranch, CO 80126
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

FINDINGS/ORDER:

February 17, 2016 Special Magistrate Ross found Chris Howson responsible for the violation and gave him 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 would be assessed.

ACTION DATES:

April 27, 2016 an inspection was made, the violations were not in compliance, the fines began. October 2, 2017 the "Order Assessing Fine & Imposing Lien" was recorded at the Clerk of Court, St. Lucie County.

March 6, 2018 an inspection was made, the violations were now in compliance, the fines stopped.

April 18, 2018 received request for "Lien Reduction/Rescindment."

Total fines \$67,840.00 (including \$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order
Aff of Non Comp
Lien

Aff of CM
7 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 05/09/2018

Started On: 05/08/2018 10:34 AM



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

Date:	Apr 18, 2018		
Property address:	1705 Ave G, Fort Pierce, FL 34950		
Owner(s) of record:	Christopher Howson		
Mailing address:	10791 Greycliffe Dr		
Property tax ID #:	2404-711-0026-000/7		
Original purchase date:	8/22/2005	Original purchase price:	\$ 78,000
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Chris Howson	Relationship to owner(s):	self
Telephone #:	303-921-9260	Mobile phone #:	same
E-mail:	Cshowson@gmail.com	Preferred contact method:	Ambermay0715@gmail.com
What are owner(s) intentions for property:	Investment + future build		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN

\$ 67,840.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 64,840.⁰⁰

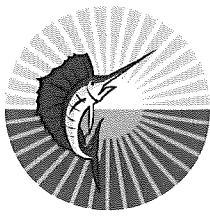
DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000.⁰⁰

Signature of Owner or Representative

4/18/18

Date



REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1705 Ave G, Fort Pierce, FL 34950

Property Owner: Christopher Howson

Mailing Address: 10791 Greycliffe Dr, Highlands Ranch, CO 80126

Telephone #: 303-921-9260 Cell Phone #: 303-921-9260

E-Mail Address: cshowson@gmail.com

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

I, Christopher Howson, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

In May 2015, I entered into a sales contract with Scott Markowitz, a purported licensed contractor and local businessman who was keen to renovate, rent and property manage the home until the property value increased to a point where he could ultimately purchase it. Over time, he began renovations, and I began receiving notices of permit violations from the City. I promptly followed up with Scott on the notices, and he assured me time and time again that he would acquire the proper permitting and rectify the situation. When letters from the City continued and I pursued Scott to understand the situation, he deceived me into thinking that the letters were sent in error and he assured me that I could disregard them because he was already in the process "taking care of everything." Following that, he became slower and slower to respond to communication. Once it became clear through the ongoing correspondence from the City that Scott was not, in fact, doing anything to remedy the situation with the City, he disappeared altogether.

As soon as I understood what was happening, my wife Amber and I began to work with the City and a different local contractor (TLC Experts) to rectify the situation ourselves. Most recently, we determined that the best course of action was to demolish the home which we learned had been left in a shamble with significant termite activity and damage by the hurricane.

Between the back and forth with this "contractor" (who turned out not to be a contractor at all,) and the many months it took to understand the status of the home and eventually complete the demolition, the fines have accumulated to a significant amount. I would graciously ask for the Magistrate's consideration to reduce the fines and rescind the lien.

Signed: *Chris Howson*

Date: April 19, 2018

Print Name: CHRISTOPHER HOWSON

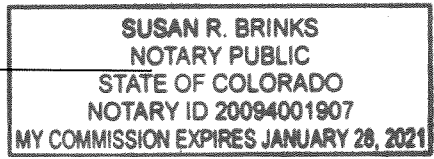
STATE OF COLORADO

COUNTY OF Broomfield

PERSONALLY APPEARED before me, the undersigned authority Chris Howson who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced CO DL# 92-107-3443 as identification.

SWORN TO AND SUBSCRIBED before me this 19th day of April, 2018.

Susan R. Brink
Notary Public, State of Colorado



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

SM CASE # 15-1263

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

Violator: CHRIS HOWSON
9645 KEMPER DR
LONE TREE, CO 80124

Property Address: 1705 AVENUE G Tax ID #: 2404-711-0026-000/7
Legal Description: FRAMBACH S/D BLK A LOT 26 AND W 5 FT OF VAC ALLEY ADJ ON E (OR 2344-2)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 17, 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 CHRIS HOWSON failed to obtain permit(s) for prior construction work for windows, door, electric service, water heater and plumbing piping in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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


DONE AND ORDERED this 19th day of February, 20 16, Nunc pro tunc
February 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF February 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4161795 02/22/2016 at 09:35 AM
OR BOOK 3838 PAGE 1679 - 1679 Doc Type: ORD
RECORDING: \$10.00

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

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

Book: 3838

Page: 1679

Case No: 15-00001263

IN THE MATTER OF:

1705 AVENUE G
PROPERTY ADDRESS

CHRIS HOWSON
9645 KEMPER DR
LONE TREE, CO 80124

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated February 17, 2016, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of the 27th day of April, 2016.

Start
Fines



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 27th day of April, 2016.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4185465 05/02/2016 at 08:45 AM
OR BOOK 3863 PAGE 1102 - 1102 Doc Type: AFF
RECORDING: \$10.00



**SPECIAL MAGISTRATE
 ORDER ASSESSING FINE AND IMPOSING LIEN**

Case # 15-1263

Property Address: 1705 AVENUE G
 Tax ID #: 2404-711-0026-000/7

Legal Description: FRAMBACH S/D BLK A LOT 26 AND W 5 FT OF VAC ALLEY ADJ ON E (OR 2344-2)

Violator: CHRIS HOWSON
 10748 RIVERBROOK CIRCLE
 HIGHLANDS RANCH, CO 80126

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4355170 10/02/2017 01:42:31 PM
 OR BOOK 4047 PAGE 654 - 654 Doc Type: ORD
 RECORDING: \$10.00

Violation of Section(s): 5-1.105.1 Permit Required

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 17, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 17, 2016 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is


ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from April 27, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 28th day of September, 2017.


 Fran Ross, Special Magistrate

Mail to:
 City of Fort Pierce
 Code Enforcement Division
 P.O. Box 1480
 Ft. Pierce, FL 34954

ATTEST: CLERK OF THE CIRCUIT COURT
 CLERK OF THE CIRCUIT COURT
 LINDA COX

 CITY CLERK

DATED: 9/28/17



AFFIDAVIT OF COMPLIANCE

RE: 1705 AVENUE G
 CASE NO: 15-00001263

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4410494 03/09/2018 11:12:56 AM
 OR BOOK 4106 PAGE 2245 - 2245 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: CHRIS HOWSON
 10748 RIVERBROOK CIR
 HIGHLANDS RANCH, CO 80129

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 February 17, 2016, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 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 3863 Page 1102. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of March, 2018.



 Shaun Coss, Building Department Coordinator

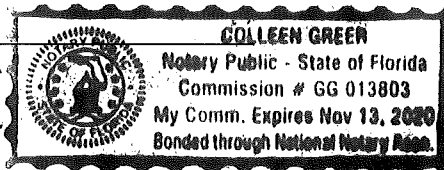
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 7th day of March, 2018.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-1263

Address: 1705 Avenue G

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	OWNER HIRED A CONTRACTOR AND DEMOLISHED THE HOUSE.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	2 ½ YEARS
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	NONE
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	1 LOT CLEARING IN 2007 COMPLIED
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	UNLICENSED CONTRACTOR ISSUES
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	NONE