

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 6, 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.	18-1106 PK Appeal	1 TBD	Bass, Terry	#8524 Gibson
B.	18-1395 PK Appeal	1 TBD	Trompower, Madison	Vince Alesi
C.	18-0915 PK Appeal	1 TBD	Ceglio, Carmine	Vincent Alesi
D.	18-754 PK	Orange Ave Lot	Lacagnina, Ashley Nicole	Vincent Alesi
E.	18-0779 PK	Opposite 201 S2nd ST	Casanova, Kariana	Vincent Alesi
F.	18-0917 PK	Orange Ave Lot	Jenkins, Kevin Bruce	Vincent Alesi
G.	18-0933 PK	207 Ave A	Oakes, Anthony Vincent	Vincent Alesi
H.	17-1408 AC	812 Kaufman Avenue	Herrera, Rosalba	BJ Gasparre

I.	18-1268 AC	3900 Okeechobee Road	Herndon III, James	Kenny Nelson
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J.	18-1269 AC	1512 Avenue E	Harris, Lawrence	BJ Gasparre
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-1754 BLDG	1510 N 16th St.	Jackson, Melvina	Shaun Coss
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B.	17-2196 BLDG	420 N 31st St.	Haimo Investment LLC	Shaun Coss
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C.	17-2244 BLDG	203 S 19th St.	Rai, Kissinger	Shaun Coss
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D.	17-1753 BLDG	1504 N 16th St. Units A & B	Morris, Ryan	Shaun Coss
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E.	17-1737 BLDG	1017 N 16th St, Unit B	Eloizin, Jean	Shaun Coss
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F.	16-1444 BLDG	413 N 6th St.	Simone (LF EST), Michael	Shaun Coss
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G.	16-1455 BLDG	407 N 6th St.	Simone (LF EST), Michael	Shaun Coss
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H.	18-0511 CE	850 S 21st Street (J)	Pat's New Style Barber Shop Inc.	Vincent Alesi
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I.	18-0595 CE	906 Delaware Ave	Batsche, Jeri L	Isaac Saucedo
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J.	18-0731 CE	807 Texas Ct	FVI Belle LLC	Isaac Saucedo
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K.	18-0729 CE	805 Texas Ct	Ewen II, Dennie P & Vanessa	Isaac Saucedo
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L.	18-0797 CE	720 S US Hwy 1	DKP Properties LLC	Isaac Saucedo
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M.	18-0630 CE	1305 San Diego Avenue	Brown, Rebecca	Heather Debevec
N.	18-0974 CE	131 North 15th Street	Teneyck, Jane A Teneyck Jr (EST), Wayne A	Heather Debevec
O.	18-0089 CE Cont.	131 North 15th Street	Teneyck, Jane Teneyck Jr (Est), Wayne	Heather Debevec
P.	18-0818 CE	1014 Avenue H	Tom Jaln Investments LLC	Heather Debevec
Q.	18-0369 CE	517 Douglas Court	Gordon, Anthony	Heather Debevec
R.	18-0118 CE	313 North 15th Street	Williams (EST), Cynthia	Heather Debevec
S.	18-0920 CE	140 North 14th Street	GGH 15 LLC	Heather Debevec

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

A.	17-0947 Massey - Cont.	1021 Avenue M	Greenfield, James	Heather Debevec
B.	16-0318 Massey	2606 Sunrise Boulevard	Van Dam, Lance	Janey Vanderhorst

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

8. **OTHER CASES**

A.	18-1244 Alarm Appeal	1811 Avenue M	Johnson, John & Dianne	Cynthia Ricker
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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:** 06/06/2018**Re:** Case #18-1106 - Citation 1494 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1106 PK Appeal	1 TBD	Bass, Terry	#8524 Gibson
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**CASE INFORMATION:**

Case Initiated:	April 1, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR Terry Bass	PARKING VIOLATION Citation: 1494 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1494 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 total due as indicated above.

**Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 04/24/2018 01:45 PM

**Special Magistrate Hearing****4.B.****Meeting Date:** 06/06/2018**Re:** Case #18-1395 - Citation 6003 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1395 PK Appeal	1 TBD	Trompower, Madison	Vince Alesi
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**CASE INFORMATION:**

Case Initiated:	May 4, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Madison Trompower	PARKING VIOLATION: Citation: 6003 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6003 PK	10-23 Parking Regulation	1 @ \$50.00	\$50.00	\$10.00	\$0.00	\$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: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 05/22/2018 01:12 PM

**Special Magistrate Hearing****4.C.****Meeting Date:** 06/06/2018**Re:** Case #18-0915 - Citation 7404 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0915 PK Appeal	1 TBD	Ceglio, Carmine	Vincent Alesi
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**CASE INFORMATION:**

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

VIOLATOR: Carmine Ceglio	PARKING VIOLATION: Citation: 7404 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7404 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 total due as indicated above.

**Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 04/24/2018 01:56 PM

**Special Magistrate Hearing**

**4.D.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0754 - Citation #6189 - Lacagnina

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

**Information**

**SUBJECT:**

18-754 PK	Orange Ave Lot	Lacagnina, Ashley Nicole	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:   March 10, 2018	Type of Presentation:	Citation
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**OWNER:**

VIOLATOR Ashley Nicole Lacagnina	PARKING VIOLATION Citation #6189
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6189	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: 05/31/2018

Started On: 04/18/2018 08:16 AM

**Special Magistrate Hearing****4.E.****Meeting Date:** 06/06/2018**Re:** Case # 18-0779 - Citation #6192 - Casanova**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0779 PK	Opposite 201 S2nd ST	Casanova, Kariana	Vincent Alesi
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**CASE INFORMATION:**

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

VIOLATOR Kariana Casanova	PARKING VIOLATION Citation #6192
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
6192	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: 05/31/2018

Started On: 04/18/2018 08:32 AM

**Special Magistrate Hearing**

**4.F.**

**Meeting Date:** 06/06/2018

**Re:** Case #18-917 - Citation #7408 - Jenkins

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

**Information**

**SUBJECT:**

18-0917 PK	Orange Ave Lot	Jenkins, Kevin Bruce	Vincent Alesi
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**CASE INFORMATION:**

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

VIOLATOR: Kevin Bruce Jenkins	PARKING VIOLATION: Citation #7408
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7408	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: 05/31/2018

Started On: 04/28/2018 11:20 AM

**Special Magistrate Hearing****4.G.****Meeting Date:** 06/06/2018**Re:** Case #18-933 - Citation #7411 - Oakes**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0933 PK	207 Ave A	Oakes, Anthony Vincent	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:   March 23, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Anthony Vincent Oakes	<b>PARKING VIOLATION:</b> Citation #7411
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
7411	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: 05/31/2018

Started On: 04/28/2018 11:38 AM

**Special Magistrate Hearing****4.H.****Meeting Date:** 06/06/2018**Re:** Case #17-1408 - Citations 203AC, 204AC, 205AC**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1408 AC	812 Kaufman Avenue	Herrera, Rosalba	BJ Gasparre
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**CASE INFORMATION:**

Case Initiated:	June 28,2017	Type of Presentation:	Citations
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**OWNER:**

VIOLATOR Rosalba Herrera	VIOLATION Citation #203AC, 204AC, 205AC
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
203 AC	4-27 - Rabies Vaccinations -2	\$100.00 X 2	\$200.00	\$00.00	\$5.00	\$205.00
204 AC	4-50 Registration - 2	\$250.00 X 2	\$500.00	\$00.00	\$5.00	\$505.00
205 AC	4-2 - Prohibited Animals -2	\$50.00 X 2	\$100.00	\$00.00	\$5.00	\$105.00

**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: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 04/24/2018 02:08 PM

**Special Magistrate Hearing****4.I.****Meeting Date:** 06/06/2018**Re:** Case #18-1268 - Citation 229 AC**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1268 AC	3900 Okeechobee Road	Herndon III, James	Kenny Nelson
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**CASE INFORMATION:**

Case Initiated:	August 17,2017	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> James Herndon III 5710 NW Zenith Dr Port St Lucie, FL 34986	<b>VIOLATION</b> Citation 229 AC
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
229 AC	4-24 Animal Abuse-Cruelty or Neglect	1 @ \$250	\$250.00	\$00.00	\$5.00	\$255.00

**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: Cynthia Ricker  
 Final Approval Date: 05/31/2018

Started On: 04/24/2018 02:31 PM

**Special Magistrate Hearing**

**4.J.**

**Meeting Date:** 06/06/2018

**Re:** Case #18-1269 - Citations 223AC, 481AC, 482AC

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

**Information**

**SUBJECT:**

18-1269 AC	1512 Avenue E	Harris, Lawrence	BJ Gasparre
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**CASE INFORMATION:**

Case Initiated:	January 25,2018	Type of Presentation:	Citations
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**OWNER:**

<b>VIOLATOR:</b> Lawrence Harris 1512 Avenue E Ft Pierce, FL 34950	<b>VIOLATION:</b> Citation 223 AC, 481 AC, 482 AC
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
223 AC	4-22 Animal Restraint/Tethering - 3	3 @ \$100.00	\$300.00	\$00.00	\$5.00	\$305.00
481 AC	4-27 No Rabies Vaccination - 3	3 @ \$100.00	\$300.00	\$00.00	\$5.00	\$305.00
482 AC	4-50 No Registration - 3	3 @ 250.00	\$750.00	\$00.00	\$5.00	\$755.00

**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: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 04/24/2018 02:50 PM

**Special Magistrate Hearing**

**5.A.**

**Meeting Date:** 06/06/2018

**Re:** Case #17-1754 - 1510 N 16th St.

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

**Information**

**SUBJECT:**

17-1754 BLDG	1510 N 16th St.	Jackson, Melvina	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 11, 2017	Type of Presentation:	Regular
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**OWNER:**

OWNER: Melvina Jackson 1510 N 16th St. Ft. Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation/replacement of stucco around the windows.

**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 install/replace the stucco around the windows; 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: 05/31/2018

Started On: 04/13/2018 12:54 PM

**Special Magistrate Hearing**

**5.B.**

**Meeting Date:** 06/06/2018

**Re:** Case #17-2196 - 420 N 31st St.

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

**Information**

**SUBJECT:**

17-2196 BLDG	420 N 31st St.	Haimo Investment LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 21, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Haimo Investment LLC Reg. Agent: Lawrence Swan 709 W Cape Coral Pkwy Cape Coral, FL 33914	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation/replacement of the tankless water heater, air conditioning system and the entry door.

**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 installation/replacement of the tankless water heater, air conditioning system and entry door; 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: 05/31/2018

Started On: 04/13/2018 12:58 PM

**Special Magistrate Hearing**

**5.C.**

**Meeting Date:** 06/06/2018

**Re:** Case #17-2244 - 203 S 19th St

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

**Information**

**SUBJECT:**

17-2244 BLDG	203 S 19th St.	Rai, Kissinger	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	November 27, 2017	Type of Presentation:	Regular
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**OWNER:**

OWNER: Kissinger & Noonamatti Rai 105 S 21st. St. Fort Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 304.7 Roofs & Drainage**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**

**CORRECTIVE ACTIONS:**

1. Obtain a permit to repair/replace the roof and ceilings.
2. Contact a properly licensed bat removal expert to remove the bats and properly seal the soffit/fascia to prevent re-entry.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit to repair/replace the roof and ceilings; 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: 05/31/2018

Started On: 04/13/2018 01:11 PM

**Special Magistrate Hearing**

**5.D.**

**Meeting Date:** 06/06/2018

**Re:** Case #17-1753 - 1504 N 16th St. Units A & B

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

**Information**

**SUBJECT:**

17-1753 BLDG	1504 N 16th St. Units A & B	Morris, Ryan	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 11, 2017	Type of Presentation:	Regular
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**OWNER:**

OWNER: Ryan & Nathaniel Morris 1504 N 16th St., Unit B Ft. Pierce, FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.18 Building Security**
- IPMC 305.3 Interior Surfaces**
- IPMC 305.6 Interior Doors**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 504.3 Plumbing System Hazards**
- IPMC 505.3 Water Supply**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.2.1 Smoke Detectors**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the replacement of windows and entry doors. A permit is also required for the infill of the exterior wall where an a/c unit was previously located. Any additional work taking place may also require permits.
2. Hire a properly licensed plumber to repair or replace the sanitary sewer line and to repair or replace the outdoor water line that is leaking.
3. Install a proper fixture or properly cap off the exposed wiring on the south side of the building.

**Specific to Unit A:**

1. Unclog the bathroom sink.
2. Seal all holes and cracks in the interior walls and ceilings.
3. Properly attach all electrical outlets, light fixtures and light switches to the wall.
4. Install electrical outlet faceplates as required.
5. Install smoke alarms as required.
6. Repair or replace the entry door, weather stripping and door sweep.
7. Repair or replace all interior doors that are damaged or missing.
8. Replace all damaged or missing window locks.
9. Replace the missing cover on the 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 windows and entry doors, infill the exterior wall where an a/c unit previously was; 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.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/31/2018

Started On: 04/13/2018 01:15 PM

**Special Magistrate Hearing**

**5.E.**

**Meeting Date:** 06/06/2018

**Re:** Case #17-1737 - 1017 N 16th St Unit B

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

**Information**

**SUBJECT:**

17-1737 BLDG	1017 N 16th St, Unit B	Eloizin, Jean	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 9, 2017	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean & Melicia Eloizin 3400 Ave Villandry Delray Beach, FL 33445	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the emergency electrical repair to replace the lug in the electrical meter can.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit for the emergency electrical repair to replace the lug in the meter can; 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: 05/31/2018

Started On: 04/13/2018 01:23 PM

**Special Magistrate Hearing**

**5.F.**

**Meeting Date:** 06/06/2018

**Re:** Case #16-1444 - 413 N 6th St.

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

**Information**

**SUBJECT:**

16-1444 BLDG	413 N 6th St.	Simone (LF EST), Michael	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 9, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Michael Simone (LF EST) Michael Simone (TR) 424 N 7th St. Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- 5-1.105.1 Permit Required**
- IPMC 304.6 Exterior Walls**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.15 Exterior Doors**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 505.1 Water System**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 704.2 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Have the property professionally treated for the termite and rodent infestation.
2. Seal all holes in the exterior of the structure allowing entry of rodents.
3. Repair and/or replace smoke alarms as required.
4. The water heater was replaced without a permit. Hire a properly licensed plumber to obtain a permit for the water heater replacement and to bring the water heater installation up to code.
5. Hire a properly licensed plumber to obtain a permit for the piping to the washing machine,

- to plumb the washing machine to the sanitary drain line and to provide shelter from the weather for the washing machine; or remove the washing machine and all piping.
6. It is prohibited for the shower/bathtub to drain on the ground. Hire a properly licensed plumber to repair or replace the piping as needed.
  7. The walls surrounding the shower/tub need to be repaired or replaced where the wall has become damaged.
  8. Repair or replace all damaged window glazing, hardware and locks. Windows must be weathertight and operable.
  9. Repair or replace all damaged exterior doors and/or door frames.
  10. Hire a properly licensed electrician to repair the defective electrical outlets throughout the house.
  11. Hire a properly licensed electrician to bring the electrical disconnect box up to code.
  12. Install faceplates where missing or damaged on electrical receptacles.
  13. Install proper covers over exposed electrical wiring in the bedroom.
  14. Repair or replace the sub-floor where it is deteriorated, or provide documentation from a design professional that the sub-floor is structurally sound.
  15. Repair, replace or remove the paneling on the ceiling in the kitchen where it is sagging and is not properly secured.
  16. Hire a properly licensed contractor to repair or replace all termite damaged wood on the interior and exterior of the structure.

**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.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 04/26/2018

Started On: 01/30/2018 10:47 AM

**Special Magistrate Hearing**

**5.G.**

**Meeting Date:** 06/06/2018

**Re:** Case #16-1455 - 407 N 6th St

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

**Information**

**SUBJECT:**

16-1455 BLDG	407 N 6th St.	Simone (LF EST), Michael	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	June 13, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Michael Simone (LF EST) Michael Simone (TR) 424 N 7th St. Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.6 Exterior Walls**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 304.15 Exterior Doors**
- IPMC 305.2 Structural Members**
- IPMC 305.3 Interior Surfaces**
- IPMC 309.1 Infestation**
- IPMC 704.2 Smoke Alarms**

**CORRECTIVE ACTIONS:**

1. Have the property professionally treated for the termite, insect and rodent infestation.
2. Seal all holes in the exterior of the structure allowing entry of rodents.
3. Repair or replace smoke alarms as required.
4. The water heater was replaced without a permit. Hire a properly licensed plumber to obtain a permit for the water heater replacement and to bring the water heater installation up to code if it does not meet code.
5. The ceiling in the bathroom needs to be replaced where it is damaged.
6. Repair or replace all damaged window glazing, hardware and locks. Windows must be weathertight and operable.
7. Repair or replace all damaged exterior doors and/or door frames.
8. Repair or replace the sub-floor where it is deteriorated, or provide documentation from a

design professional that the sub-floor is structurally sound.

9. Hire a properly licensed contractor to repair or replace all termite damaged wood on the interior and exterior of the structure. A permit may be required.

**RECOMMENDATION:**

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

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 04/26/2018

Started On: 01/30/2018 10:54 AM

**Special Magistrate Hearing****5.H.****Meeting Date:** 06/06/2018**Re:** Case # 18-0511 - 850 S 21st St (J)**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-0511 CE	850 S 21 <sup>st</sup> Street (J)	Pat's New Style Barber Shop Inc.	Vincent Alesi
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**CASE INFORMATION:**

Case Initiated:   February 17, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Saucier Reality LLC 8351 Chinaberry Road Vero Beach, FL 32963	<b>OCCUPIED BY:</b> Pat's New Style Barber Shop Inc. 850 S 21 <sup>st</sup> Street (J) 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: 05/31/2018

Started On: 04/20/2018 09:09 AM

**Special Magistrate Hearing**

**5.I.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0595 - 906 Delaware Ave

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

**Information**

**SUBJECT:**

18-0595 CE	906 Delaware Ave	Batsche, Jeri L	Isaac Saucedo
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**CASE INFORMATION:**

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

OWNER: Jeri L Batsche 2503 Lazy Hammock Lane Fort Pierce, Fl 34981	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 302.7 - Accessory structures.

**CORRECTIVE ACTIONS:**

1. Please repair fallen brick wall. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/09/2018

Started On: 04/11/2018 04:06 PM

**Special Magistrate Hearing**

**5.J.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0731 - 807 Texas Ct

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

**Information**

**SUBJECT:**

18-0731 CE	807 Texas Ct	FVI Belle LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 8, 2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> FVI Belle LLC 2400 S Ocean Dr # 2339 Fort Pierce, FI 34949	<b>TENANT:</b> 807 Texas Ct Fort Pierce, FI 34950
<b>RESPONSIBLE PARTIES:</b> Ceballos Ceballos Bestulich & Padron LLC 890 S Dixie Hwy Coral Gables, FI 33146	

**VIOLATIONS:**

1. Section 16-25 (C) – Responsibility for Containers
2. Section 22-187 (13) – Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Please move garbage containers to the side or back of the house.
2. Please trim all overgrown bushes, trees, shrubs and grass.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/31/2018

Started On: 04/12/2018 11:13 AM

**Special Magistrate Hearing**

**5.K.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0729 - 805 Texas Ct

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

**Information**

**SUBJECT:**

18-0729 CE	805 Texas Ct	Ewen II, Dennie P & Vanessa	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 8, 2018	Type of Presentation:	Repeat
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**OWNER:**

OWNER: Dennie P Ewen II Vanessa Ewen 805 Texas Ct Fort Pierce, Fl 34950	OCCUPIED BY:
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**VIOLATIONS:**

1. Section 16-46, 16-48 – Hanging Clothes on Fence
2. Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
3. Section 22-187 (13) – Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Please refrain from hanging clothes on fence
2. Please remove all tools, buckets, garbage cans, washer/dryer and all other miscellaneous items located throughout the yard.
3. Please cut all overgrown bushes, trees, shrubs and grass.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$250 per day be assessed.

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/09/2018

Started On: 04/12/2018 10:50 AM

**Special Magistrate Hearing**

**5.L.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0797 - 720 S US Hwy 1

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

**Information**

**SUBJECT:**

18-0797 CE	720 S US Hwy 1	DKP Properties LLC	Isaac Saucedo
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**CASE INFORMATION:**

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

<b>OWNER:</b> DKP Properties LLC 720 S US Highway 1 Fort Pierce, FL 34950	<b>REGISTERED AGENT:</b> Deepak K Patel 1151 San Michelle Way Palm Beach Gardens, FL 33418
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**VIOLATIONS:**

Section 15-3 (b) – Removal of signs.

**CORRECTIVE ACTIONS:**

1. Please repair missing advertising sign. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 05/31/2018

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

**Special Magistrate Hearing**

**5.M.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0630 - 1305 San Diego Avenue

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

**Information**

**SUBJECT:**

18-0630 CE	1305 San Diego Avenue	Brown, Rebecca	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 28, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Rebecca Brown 1305 San Diego Ave Ft. Pierce, FL 34946	TENANT:
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Trim the weeds from the bushes, around the garage, and boat.

**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: 05/31/2018

Started On: 04/24/2018 04:34 PM

**Special Magistrate Hearing**

**5.N.**

**Meeting Date:** 06/06/2018

**Re:** Case# 18-0974 - 131 North 15th Street

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

**Information**

**SUBJECT:**

18-0974 CE	131 North 15th Street	Teneyck, Jane A Teneyck Jr (EST), Wayne A	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 30, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Jayne A Teneyck Wayne A Teneck Jr (EST) 5380 NW Dell Ct Port Saint Lucie, FL 34986	TENANT:
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**VIOLATIONS:**

Section 22-187(13) - Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Mow, trim the weeds from around the building and fencing.

**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: 05/31/2018

Started On: 04/27/2018 09:24 AM

**Special Magistrate Hearing**

**5.O.**

**Meeting Date:** 06/06/2018

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

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

**Information**

**SUBJECT:**

18-0089 CE Cont.	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 - Cont.
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**OWNER:**

OWNER: Jane Teneyck Wayne Teneyck Jr (Est) 5380 NW Dell Ct Port St. Lucie, FL 34986	TENANT:
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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 of 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: Colleen Greer  
Final Approval Date: 05/31/2018

Started On: 05/08/2018 11:34 AM

**Special Magistrate Hearing**

**5.P.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0818 - 1014 Avenue H

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

**Information**

**SUBJECT:**

18-0818 CE	1014 Avenue H	Tom Jain Investments LLC	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Tom Jain Investments LLC 1201 S Ocean Dr Apt 2006S Hollywood, FL 33019	<b>TENANT:</b> Sabrina Chennis 1014 Avenue H Ft. Pierce, FL 34950
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**VIOLATIONS:**

Section(s): 5-1.104.5 - Unsafe Building ( Covered Windows )  
 IPMC 304.2 - Protective Treatment  
 IPMC 302.7 - Accessory Structure

**CORRECTIVE ACTIONS:**

1. Remove the boards from the windows.
2. Paint where the paint is peeling.
3. Repair the fence on the east side where it is falling.

**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: 05/09/2018

Started On: 04/11/2018 02:00 PM

**Special Magistrate Hearing**

**5.Q.**

**Meeting Date:** 06/06/2018

**Re:** Case# 18-0369 - 517 Douglas Court

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

**Information**

**SUBJECT:**

18-0369 CE	517 Douglas Court	Gordon, Anthony	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	February 6, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Anthony Gordon 1920 N 44th St Ft. Pierce, FL 34947	TENANT:
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Paint the bare trim piece on the south side and the peeling gable area of the east side.

**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

Started On: 04/26/2018 04:05 PM

Final Approval Date: 05/31/2018

**Special Magistrate Hearing**

**5.R.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0118 - 313 North 15th Street

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

**Information**

**SUBJECT:**

18-0118 CE	313 North 15th Street	Williams (EST), Cynthia	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 12, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Cynthia Williams (EST) 313 N 15th St Ft. Pierce, FL 34950	TENANT:
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**VIOLATIONS:**

IPMC 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Paint the metal screen door.

**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 \$25.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 05/31/2018

Started On: 04/27/2018 09:03 AM

**Special Magistrate Hearing**

**5.S.**

**Meeting Date:** 06/06/2018

**Re:** Case # 18-0920 - 140 North 14th Street

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

**Information**

**SUBJECT:**

18-0920 CE	140 North 14th Street	GGH 15 LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 24, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: GGH 15 LLC 18305 Buscayne Blvd Suite 400 Aventura, FL 33160	TENANT: Vacant Lot
REGISTERED AGENT: Jonathan Politano 18305 Buscayne Blvd Suite 400 Aventura, FL 33160	

**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Remove the pool, tarp, and items that may be under the pool.

**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: 05/31/2018

Started On: 04/19/2018 02:29 PM

**Special Magistrate Hearing****6.A.****Meeting Date:** 06/06/2018**Re:** Case #17-0947 - 1021 Avenue M - Greenfield**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-0947 Massey - Cont.	1021 Avenue M	Greenfield, James	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 3, 2017	Type of Presentation:	Massey - Cont.
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**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 days to comply or a fine of \$100.00 would be assessed.

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.

May 2, 2018 a Massey was heard and Special Magistrate Ross gave Mr. Greenfield 30 days to come into compliance and if complied he can revisit the request for reduction/rescindment. The fines would continue to accrue until the violations are corrected.

**RECOMMENDATION:**

To be determined.

## Attachments

Request

Will

Sec Notice

Tax Card

Aff of Non Comp

Order

Corr

3 Criteria

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## Form Review

Form Started By: Colleen Greer

Final Approval Date: 05/31/2018

Started On: 05/08/2018 11:40 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

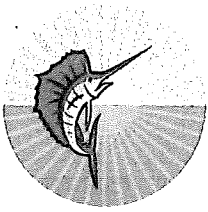
Page 2 of 2  
Rule reference: 5.470, 5.475, 5.530  
Statute reference: 734.102, 734.1025, 735.206

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.  
 © Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.



**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

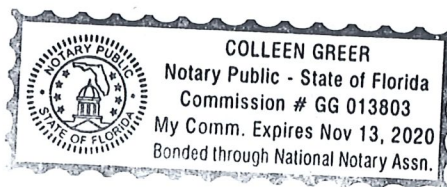
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

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**Information**

**SUBJECT:**

16-0318 Massey	2606 Sunrise Boulevard	Van Dam, Lance	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 3, 2016	Type of Presentation:	Massey
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**OWNER:**

<b>PREVIOUS OWNER/ADDRESS</b> Lance Van Dam 2606 Sunrise Boulevard Ft. Pierce, FL 34982	<b>CURRENT OWNER/ADDRESS:</b> Lance Van Dam P. O. Box 727 Tyngsboro, MA 01879
--	--

**VIOLATIONS:**

Section(s): 5-368 Property Maintenance

**FINDINGS/ORDER:**

June 1, 2016 the Special Magistrate found Lance Van Dam responsible for the violations and gave him 15 days to comply or a fine of \$100.00 per days assessed.

**ACTION DATES:**

July 26, 2016 an inspection was made, the property was not in compliance, the fines began. April 4, 2018 an inspection was made, the property is now in compliance, the fines stopped. No lien has been recorded.  
The total amount due is \$61,730.00 (\$30.00 recording fees).

**RECOMMENDATION:**

To be determined.

---

**Attachments**

3 Criteria  
Administrative Fees  
Request  
Order  
Aff of Non Comp  
Aff of CM

---

## Form Review

Form Started By: Colleen Greer  
Final Approval Date: 05/31/2018

Started On: 05/10/2018 01:49 PM

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

**Case No: 16-0318**

**Address: 2606 Sunrise Boulevard**

**Date: June 6, 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? **The actions to correct the violations were/are being done by the prospective buyer.**
  
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? **5 times.**
  1. Case 07-2245 - Special Magistrate – Complied
  2. Case 16-0318 - Special Magistrate - Complied
  3. Case 07-3017 – CTCL – IC
  4. Case 09-2828 – CTCL – IC
  5. Case 12-1708 – CTCL – IC

# Administrative Cost Estimator

5/31/2018

Property Address: 2606 Sunrise Blvd Case #16-0318

Date case originated: 2/3/2016

Date case complied: 4/4/2018

Total time: 27 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
--------------------	--------	----------	--------

Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>12</u>	\$6.00
------------------------	--------	-----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>27</u>	\$1,350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>          </u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

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

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

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

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

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

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

**Total Estimated Cost: \$2,044.18**



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

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

Date:	May 9, 2018		
Property address:	2606 Sunrise Ave., Ft. Pierce, FL		
Owner(s) of record:	Lance Van Dam		
Mailing address:	PO Box 727, Tyngsboro, MA 01879		
Property tax ID #:	2421-500-0038-000-9		
Original purchase date:	09/18/2006	Original purchase price:	\$107,0000.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Lance Van Dam	Relationship to owner(s)	Owner
Telephone #:	978-502-7245	Mobile phone #:	978-502-7245
E-mail:	lance@bostonnote.com	Preferred contact method:	email - but can call
What are owner(s) intentions for property:	Trying to sell it at a loss for \$80,000.00		
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?	Under agreement at \$80,000
Is property under contract for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	\$80,000.00

AMOUNT OF FINE / LIEN


\$ 61,730.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 60,980.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 750.00

  
 \_\_\_\_\_  
 Signature of Owner or Representative

May 9, 2018  
 \_\_\_\_\_  
 Date



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

## REQUEST FOR REDUCTION OF PENALTY

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

### INSTRUCTIONS:

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

Property Address: 2606 Sunrise Blvd., Fort Pierce, FL 34982

Property Owner: Lance Van Dam

Mailing Address: PO Box 727, Tyngsboro, MA 01879

Telephone #: 978-502-7245 Cell Phone #: 978-502-7245

E-Mail Address: lance@@bostonnote.com

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

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

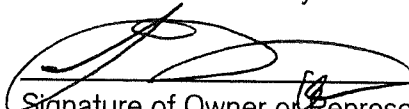
Property Address:	2606 Sunrise Ave., Fort Pierce, FL 34982
-------------------	--

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

  
\_\_\_\_\_  
Signature of Owner or Representative

May 9, 2018  
\_\_\_\_\_  
Date

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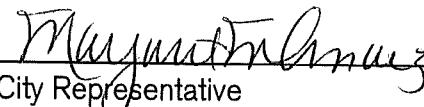
COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party.

Comments:

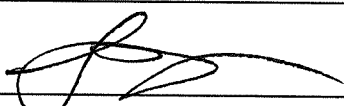
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
City Representative

5/10/18  
\_\_\_\_\_  
Date

I, Lance Van Dam, 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:

Hello, I purchased the property in 2006 for \$107,000. Shortly thereafter I put \$15,000 into improvements into the property and rented the property. It was rented for about a year or two with no issues. The tenant then moved out and we tried to re-rent the property. While trying to re-rent the property it was vandalized on several occasions. First they stole the AC unit, and later all appliances and anything worth value including the water heater and even some pipes (I think to sell the copper?). During this time my wife and I were (and still are) struggling financially while trying to put three kids through college. We could not keep up with the maintenance, and were hit with a fine for not painting the property. We have been doing our best just to keep up with the monthly mortgage payments which were often made several days late. We now have an agreement to sell the property for \$80,000. The new buyer has already painted the property and the violation has been cleared. All in all we will loose more than \$42,000 plus more than ten years of mortgage payments, so well more than \$130,000. We are asking if the fine can be reduced to \$750.00. Thank you

Signed:  Date: May 9, 2018

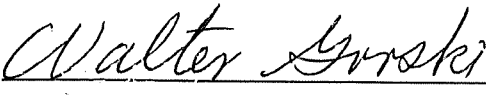
Print Name: Lance Van Dam

STATE OF ~~FLORIDA~~ MASSACHUSETTS


COUNTY OF ~~ST. LUCIE~~ MIDDLESEX

PERSONALLY APPEARED before me, the undersigned authority LANCE VAN DAM 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 MASSACHUSETTS DRIVER LICENSE as identification.

SWORN TO AND SUBSCRIBED before me this 9<sup>TH</sup> day of MAY, 2018.



Notary Public, State of ~~Florida~~ MASSACHUSETTS

  
**WALTER GORSKI**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 3, 2021

a Employee's social security number <b>[REDACTED]</b>		OMB No. 1545-0008		This information is being furnished to the Internal Revenue Service. If you are required to file a tax return, a negligence penalty or other sanction may be imposed on you if this income is taxable and you fail to report it.			
b Employer identification number (EIN) 04-3179237			1 Wages, tips, other compensation 95240.93	2 Federal income tax withheld 4050.00			
c Employer's name, address, and ZIP code ANIE PUBLISHING CORPORATION PO BOX 727 TYNGSBORO, MA 01879			3 Social security wages 95240.93	4 Social security tax withheld 5904.94			
			5 Medicare wages and tips 95240.93	6 Medicare tax withheld 1380.99			
			7 Social security tips	8 Allocated tips			
			9 Verification code	10 Dependent care benefits			
d Control number			11 Nonqualified plans		12a See instructions for box 12		
e Employee's name, address, and ZIP code LANCE VAN DAM PO BOX 727 TYNGSBORO, MA 01879			13 Statutory employee <input type="checkbox"/> Retirement plan <input type="checkbox"/> Third-party sick pay <input type="checkbox"/>	12b			
			14 Other	12c			
				12d			
15 State Employer's state ID number	16 State wages, tips, etc. 95240.93	17 State income tax 2495.00	18 Local wages, tips, etc.	19 Local income tax	20 Locality name		

Form **W-2** Wage and Tax Statement

**2017**

Department of the Treasury—Internal Revenue Service

Copy C—For EMPLOYEE'S RECORDS (See Notice to Employee on the back of Copy B.)

Safe, accurate, FAST! Use



# 2017 W-2 and EARNINGS SUMMARY

Employee Reference Copy <b>W-2 Wage and Tax Statement</b> 2017 <small>OMB No. 1545-0047</small>			
<small>Copy C for employer's records</small>			
d Control number 008449	Dept BOST/F1Y	Corp. 050000	Employer use only A 3489
c Employer's name, address, and ZIP code <b>THE PAPER STORE LLC 20 MAIN STREET ACTON MA 01720</b>			
Batch #01627			
e/f Employee's name, address, and ZIP code <b>DIANE F VAN DAM 3 THISTLE LANE WESTFORD, MA 01560</b>			
b Employer's FED ID number 47-1892442	a Employee's SSA number <b>033-58-2642</b>		
1 Wages, tips, other comp. 17019.61	2 Federal income tax withheld 80.97		
3 Social security wages 18014.50	4 Social security tax withheld 1116.90		
5 Medicare wages and tips 18014.50	6 Medicare tax withheld 261.21		
7 Social security tips	8 Allocated tips		
9 Verification Code Scea-8c82-df1a-a4c2	10 Dependent care benefits		
11 Nonqualified plans	12a See instructions for box 12 D 994.89		
14 Other	12b DD 21234.66		
	12c		
	12d		
13 Stat emp Ret plan 3rd party sick pay <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
15 State Employer's state ID no. MA WTH10223157-005	16 State wages, tips, etc. 17019.61		
17 State income tax 420.35	18 Local wages, tips, etc.		
19 Local income tax	20 Locality name		

This blue Earnings Summary section is included with your W-2 to help describe portions in more detail. The reverse side includes general information that you may also find helpful.

**1. The following information reflects your final 2017 pay stub plus any adjustments submitted by your employer.**

Gross Pay	30750.38	Social Security Tax Withheld Box 4 of W-2	1116.90	MA State Income Tax Box 17 of W-2	420.35
Fed. Income Tax Withheld Box 2 of W-2	80.97	Medicare Tax Withheld Box 6 of W-2	261.21	SUI/SDI Box 14 of W-2	

**2. Your Gross Pay was adjusted as follows to produce your W-2 Statement.**

	Wages, Tips, other Compensation Box 1 of W-2	Social Security Wages Box 3 of W-2	Medicare Wages Box 5 of W-2	MA State Wages, Tips, Etc. Box 16 of W-2
Gross Pay	30,750.38	30,750.38	30,750.38	30,750.38
Less 401(k) (D-Box 12)	994.89	N/A	N/A	994.89
Less Other Cafe 125	12,735.88	12,735.88	12,735.88	12,735.88
<b>Reported W-2 Wages</b>	<b>17,019.61</b>	<b>18,014.50</b>	<b>18,014.50</b>	<b>17,019.61</b>

**3. Employee W-4 Profile. To change your Employee W-4 Profile Information, file a new W-4 with your payroll dept.**

**DIANE F VAN DAM  
3 THISTLE LANE  
WESTFORD, MA 01560**

Social Security Number: 033-58-2642  
Taxable Marital Status: SINGLE  
Exemptions/Allowances:  
FEDERAL: 4  
STATE: 4

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

SM CASE # 16-0318

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

Violator: LANCE VAN DAM  
2606 SUNRISE BLVD  
FT PIERCE, FL 34982

Property Address: 2606 SUNRISE BLVD      Tax ID #: 2421-500-0038-000/9  
Legal Description: MARAVILLA S/D WLY 150 FT OF LOT 25 (OR 2664-2027)

ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 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 LANCE VAN DAM failed to paint outside of structure 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 15 days 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) 467-3151 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 3rd day of June, 2016.



Frank Blandino, Special Magistrate

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

3rd DAY OF June, 2016.

Colleen Greer  
Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY**  
FILE # 4196639 06/03/2016 at 11:54 AM  
OR BOOK 3875 PAGE 2489 - 2489 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: 3875

Page: 2489

Case No: 16-00000318

IN THE MATTER OF:

2606 SUNRISE BLVD  
PROPERTY ADDRESS

LANCE VAN DAM  
2606 SUNRISE BLVD  
FT PIERCE, FL 34982

I, Janey Vanderhorst, have personally examined the property described in the Special Magistrate's order dated June 01, 2016, in the above mentioned case, and find that said property is NOT in compliance with Section(s) **5-368 Property Maintenance** of the Code of the City of Fort Pierce, Florida, as of the **July 26, 2016**.

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Janey Vanderhorst, Code Enforcement Officer

**START FINES**

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 3rd day of October, 2016.

Colleen Greer  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER  
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 # 4241157 10/21/2016 10:08:28 AM  
OR BOOK 3924 PAGE 2311 - 2311 Doc Type: AFF  
RECORDING: \$10.00

File Name: C0067050



AFFIDAVIT OF COMPLIANCE

RE: 2606 SUNRISE BLVD  
CASE NO: 16-00000318

IN THE MATTER OF: LANCE VAN DAM  
2606 SUNRISE BLVD  
FT PIERCE, FL 34982

BEFORE ME, the undersigned authority, personally appeared Janey Vanderhorst, 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 June 01, 2016, in the above mentioned case and find that said property is now in compliance with Section(s) 5-368 Property Maintenance of the Code of the City of Fort Pierce, Florida, as of this date: April 04, 2018.

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

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3875 Page 2489. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 04 day of April, 2018.

\_\_\_\_\_  
Janey Vanderhorst, Code Enforcement Officer

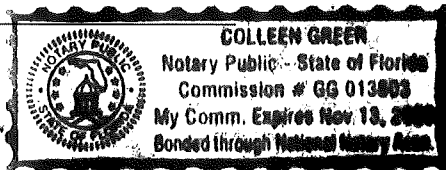
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4421641 04/10/2018 10:26:15 AM  
OR BOOK 4117 PAGE 2748 - 2748 Doc Type: AFF  
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
this 9th day of April, 2018.

Colleen Green  
NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



**Special Magistrate Hearing**

**8.A.**

**Meeting Date:** 06/06/2018

**Re:** Case #18-1244 - False Alarm Appeal

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

**Information**

**SUBJECT:**

18-1244 Alarm Appeal	1811 Avenue M	Johnson, John & Dianne	Cynthia Ricker
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**CASE INFORMATION:**

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

APPELLATE: John and Dianne Johnson 1811 Avenue M Ft Pierce, FL 34950	
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**VIOLATIONS:**

Date of Alarm	Code Section	Bldg. Type	# of alarms	Total Due
7/23/2017	14-24 - Excessive false alarm signals	Residential	0 - paid	\$50.00
7/25/2017	14-24 - Excessive false alarm signals	Residential	1 - waived	<del>(\$50.00)</del>
8/27/2017	14-24 - Excessive false alarm signals	Residential	2 - waived	<del>(\$50.00)</del>
10/4/2017	14-24 - Excessive false alarm signals	Residential	3 - waived	<del>(\$50.00)</del>
10/10/2017	14-24 - Excessive false alarm signals	Residential	4 - waived	<del>(\$50.00)</del>
	<b>TOTAL FEES</b>			\$00.00
10/4/2017	14-24 - Excessive false alarm signals	Residential	4 - waived	<del>(\$150.00)</del>
10/10/2017	14-24 - Excessive false alarm signals	Residential	5 - waived	<del>(\$200.00)</del>
2/9/2018	14-24 - Excessive false alarm signals	Residential	6 - appeal	\$150.00
	<b>TOTAL FINES</b>			\$150.00

**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.

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### **Form Review**

Form Started By: Cynthia Ricker  
Final Approval Date: 05/31/2018

Started On: 04/17/2018 11:29 AM