

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 20, 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**

1.	18-0317 Complied	1300 Seaway Drive D8	Tarr, Steven	Heather Debevec
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2.	18-988 Complied	1712 Orange Avenue	Family Dollar Store of FL LLC	Andy Avery
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3.	18-0992 Complied	1712 Orange Avenue	Family Dollar Store of FL LLC	Andy Avery
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4.	18-0943 Complied	1712 Orange Ave	Family Dollar Store of FL LLC	Isaac Saucedo
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4. **PUBLIC HEARINGS - CITATIONS**

A.	18-1372 PK Appeal	Jaycee Park	Wile, Tim Citation #1805	#8524 Gibson
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B.	18-1371 PK Appeal	Jaycee Park	Wile, Tiffany Citation #1806	#8524 Gibson
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C.	18-1370 PK Appeal	Jaycee Park	Wickett, Stephanie Citation #1805	#8524 Gibson
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D.	18-0859 PK Appeal	Jaycee Park	Marr, Paul Citation #1360	#8725 K. Montgomery
E.	18-1426 PK Appeal	100 N US Highway 1 Safe Zone	Boardman, Paul Citation #9856	Heather Debevec
F.	18-1268 AC	3900 Okeechobee Road	Herndon III, James	Kenny Nelson
G.	18-944 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
	18-945 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
	18-946 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
	18-947 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
H.	18-1173 CE Citation	1712 Orange Avenue	Family Dollars of FL LLC #5616	Janey Vanderhorst
	18-1174 CE Citation	1712 Orange Avenue	Family Dollars of FL LLC #5616	Janey Vanderhorst
I.	18-1171 CE Citation	1712 Orange Avenue	Family Dollars Stores of FL LLC #5616	Janey Vanderhorst
	18-1172 CE Citation	1712 Orange Avenue	Family Dollars Stores of FL LLC #5616	Janey Vanderhorst

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-2244 BLDG	203 S 19th St.	Rai, Kissinger	Shaun Coss
B.	18-0902 CE	204 N 18th Street	Rivas, Vicki L	Isaac Saucedo
C.	18-1079 CE	1510 San Diego Avenue	Stokes, Willie Stokes, Mirian	Heather Debevec
D.	18-0974 CE	131 North 15th Street	Teneyck, Jane A Teneyck Jr (EST), Wayne A	Heather Debevec
E.	18-0089 CE Cont.	131 North 15th Street	Teneyck, Jane Teneyck Jr (Est), Wayne	Heather Debevec

F.	18-1121 CE	1914 San Marcos Avenue	Muldrow, Barbara	Heather Debevec
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G.	18-0900 CE	1402 Avenue J	V M Dixon II	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	15-2091 Massey	1217 Easter Avenue	Carranza, Lucia H	Shaun Coss
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B.	17-0972 Massey	1116 Hernando St	Albers, Nathan	Shaun Coss
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C.	17-0258 Massey	204 N 20th Street	Torkaman, Gholam	Shaun Coss
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D.	15-0401 Massey Cont. Read in Only	1010 Boston Avenue	Samuells, William R & Samuels, William C	Shaun Coss
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E.	16-1086 Massey	617 S 17th Street	Rai, Digbijai & Betty	Shaun Coss
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F.	18-0086 Massey	2960 S US Highway 1	Coral Square Shoppes LLC Telephone Conference	Isaac Saucedo
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G.	17-0947 Massey - Cont.	1021 Avenue M	Greenfield, James Telephone Conference	Heather Debevec
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

**Special Magistrate Hearing**

**3.B.1.**

**Meeting Date:** 06/20/2018

**Re:** Case 18-0317 - 1300 Seaway Drive D8

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

**Information**

**SUBJECT:**

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

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

OWNER: Steven Tarr 4521 PGA Blvd 201 Riviera Beach,FL 33418	TENANT:
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**VIOLATIONS:**

Section 9-25 - Proof of business activity; burden of proof on applicant.  
Section 9-27(B) - Doing Business without a Tax

**CORRECTIVE ACTIONS:**

1. Remove or delete all ads.
2. Obtain a proper business tax receipt.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 05/01/2018

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

**Special Magistrate Hearing**

**3.B.2.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18- 0988 - 1712 Orange Avenue

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

**Information**

**SUBJECT:**

18-988 Complied	1712 Orange Avenue	Family Dollar Store of FL LLC	Andy Avery
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**CASE INFORMATION:**

Case Initiated:   April 2, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollar Stores of FL LLC 500 Volvo Parkway Chesapeake, VA 23320	<b>OCCUPIED BY:</b> Family Dollar 1712 Orange Avenue FT Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
#0355 CE	5-370 Exterior Property and Landscaping	\$100.00 x 1	\$100.00	\$10.00	\$110.00

**CORRECTIVE ACTIONS:**

1. Please have all landscaping well maintained so that lawn, hedges and trees are kept trimmed and free from becoming overgrown and unsightly. Also, this includes replacing trees and shrubs that have died.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 06/15/2018

Started On: 05/16/2018 04:00 PM

**Special Magistrate Hearing**

**3.B.3.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-0992 - 1712 Orange Avenue

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

**Information**

**SUBJECT:**

18-0992 Complied	1712 Orange Avenue	Family Dollar Store of FL LLC	Andy Avery
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**CASE INFORMATION:**

Case Initiated:	March 26, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollar Stores of FL LLC 500 Volvo Parkway Chesapeake, VA 23320	<b>OCCUPIED BY:</b> Family Dollar 1712 Orange Avenue Ft Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
#0354 CE	5-370 Exterior Property and Landscaping	\$100.00 x 1	\$100.00	\$10.00	\$110.00

**CORRECTIVE ACTIONS:**

1. Please have all landscaping well maintained so that lawn, hedges and trees are kept trimmed and free from becoming overgrown and unsightly. Also, this includes replacing trees and shrubs that have died.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Andy Avery  
Final Approval Date: 06/15/2018

Started On: 05/10/2018 09:42 AM

**Special Magistrate Hearing**

**3.B.4.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-0943 - 1712 Orange Avenue

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

**Information**

**SUBJECT:**

18-0943 Complied	1712 Orange Ave	Family Dollar Store of FL LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	March 26, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollar Stores of FL LLC 500 Volvo Parkway Chesapeake, VA 23320	<b>OTHER ADDRESSE(S):</b> Family Dollar 1712 Orange Avenue Ft Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
CE #00502	16-46, 16-48(1)(5) Nuisance as an object - Outside Storage	1 @ \$100	\$100.00	\$10.00	\$110.00

**CORRECTIVE ACTIONS:**

1. Please remove all trash and debris throughout the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Isaac Saucedo  
 Final Approval Date: 06/15/2018

Started On: 05/02/2018 04:16 PM

**Special Magistrate Hearing****4.A.****Meeting Date:** 06/20/2018**Re:** Case #18-1372 - Citation 1807 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1372 PK Appeal	Jaycee Park	Wile, Tim Citation #1805	#8524 Gibson
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**CASE INFORMATION:**

Case Initiated:	April 29, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Tim Wile	PARKING VIOLATION: Citation: 1807 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1807 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: 06/15/2018

Started On: 06/04/2018 09:06 AM

**Special Magistrate Hearing****4.B.****Meeting Date:** 06/20/2018**Re:** Case #18-1371 - Citation 1806 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1371 PK Appeal	Jaycee Park	Wile, Tiffany Citation #1806	#8524 Gibson
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**CASE INFORMATION:**

Case Initiated:	April 29, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Tiffany Wile	PARKING VIOLATION: Citation: 1806 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1806 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: 06/15/2018

Started On: 05/22/2018 01:42 PM

**Special Magistrate Hearing****4.C.****Meeting Date:** 06/20/2018**Re:** Case #18-1370 - Citation #1805 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1370 PK Appeal	Jaycee Park	Wickett, Stephanie Citation #1805	#8524 Gibson
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**CASE INFORMATION:**

Case Initiated:	April 29, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Stephanie Wickett	PARKING VIOLATION: Citation: 1805 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
1805 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: 06/15/2018

Started On: 05/31/2018 11:51 AM

**Special Magistrate Hearing**

**4.D.**

**Meeting Date:** 06/20/2018

**Re:** Case #18-0859 - Citation 1360 PK

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

**Information**

**SUBJECT:**

18-0859 PK Appeal	Jaycee Park	Marr, Paul Citation #1360	#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: 05/15/2018

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

**Special Magistrate Hearing****4.E.****Meeting Date:** 06/20/2018**Re:** Case #18-1426 - Citation 9856 PK**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1426 PK Appeal	100 N US Highway 1 Safe Zone	Boardman, Paul Citation #9856	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 11, 2018	Type of Presentation:	Citation Appeal
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**OWNER:**

VIOLATOR: Paul Boardman	PARKING VIOLATION: Citation: 9856 PK
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Late Fee	Total Due
9856 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: 06/15/2018

Started On: 05/22/2018 01:29 PM

**Special Magistrate Hearing****4.F.****Meeting Date:** 06/20/2018**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: 06/07/2018

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

**Special Magistrate Hearing****4.G.****Meeting Date:** 06/20/2018**Re:** Case #18-944, 945, 946, 947 - Citation #00313, 00314, 00315, 00316 CE**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-944 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
18-945 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
18-946 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst
18-947 CE Citation	1712 Orange Avenue	Family Dollar Stores of FL LLC #5616	Janey Vanderhorst

**CASE INFORMATION:**

Case Initiated:	March 26, 2018	Type of Presentation:	CE Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollars Stores of FL LLC #5616 500 Volvo Parkway Chesapeake, VA 23320	<b>Occupied by:</b> Family Dollar 1712 Orange Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
00313 CE	22-65 (1)(2a)(3a,c)(5)(6) Temporary Uses	\$100.00@1	\$100.00	\$10.00	\$110.00
00314 CE	16-46 Nuisance on Property	\$250.00@1	\$250.00	\$10.00	\$260.00
00315 CE	15-8 (a)(b)(c) Permit Procedures	\$200.00@1	\$200.00	\$10.00	\$210.00
00316 CE	17-33 Maintenance of Stormwater	\$250.00@1	\$250.00	\$10.00	\$260.00

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be assessed the total due as indicated above, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

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### **Form Review**

Form Started By: Janey Vanderhorst

Started On: 05/16/2018 11:23 AM

Final Approval Date: 06/15/2018

**Special Magistrate Hearing**

**4.H.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-1173, 1174 - Citation # 00317, 00318 CE

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

**Information**

**SUBJECT:**

18-1173 CE Citation	1712 Orange Avenue	Family Dollars of FL LLC #5616	Janey Vanderhorst
18-1174 CE Citation	1712 Orange Avenue	Family Dollars of FL LLC #5616	Janey Vanderhorst

**CASE INFORMATION:**

Case Initiated:   April 02, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollars of FL LLC #5616 500 Volvo Parkway Chesapeake, VA 23320	<b>OCCUPIED BY:</b> Family Dollar Store 1712 Orange Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
00317 CE	17-33 Maintenance of Stormwater	1 @ \$250.00	\$250.00	\$10.00	\$260.00
00318 CE	16-46, 16-47, 16-48 (1)(5)	1@ \$100.00	\$100.00	\$10.00	\$110.00

**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, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 06/15/2018

Started On: 05/16/2018 03:48 PM

**Special Magistrate Hearing**

**4.I.**

**Meeting Date:** 06/20/2018

**Re:** Case #18-1171, 1172 - Citation # 00319, 00320 CE

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

**Information**

**SUBJECT:**

18-1171 CE Citation	1712 Orange Avenue	Family Dollars Stores of FL LLC #5616	Janey Vanderhorst
18-1172 CE Citation	1712 Orange Avenue	Family Dollars Stores of FL LLC #5616	Janey Vanderhorst

**CASE INFORMATION:**

Case Initiated:   April 04, 2018	Type of Presentation:	Citation
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**OWNER:**

<b>VIOLATOR:</b> Family Dollars of FL LLC #5616 500 Volvo Parkway Chesapeake, VA 23320	<b>OCCUPIED BY:</b> Family Dollar Store 1712 Orange Avenue Fort Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
00319 CE	15-8(a)(b)(c) Signs Permit Procedure	1 @ \$200.00	\$200.00	\$10.00	\$210.00
00320 CE	22-65 (1)(2a)(3ac)(5)(6) Temporary Uses	1@ \$200.00	\$200.00	\$10.00	\$210.00

**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, payable within 5 days. Failure to pay such fine will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 06/15/2018

Started On: 05/16/2018 04:18 PM

**Special Magistrate Hearing**

**5.A.**

**Meeting Date:** 06/20/2018

**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: 06/01/2018

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

**Special Magistrate Hearing**

**5.B.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-0902 - 204 N 18th St

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

**Information**

**SUBJECT:**

18-0902 CE	204 N 18th Street	Rivas, Vicki L	Isaac Saucedo
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**CASE INFORMATION:**

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

OWNER: Vicki L Rivas 131 Villa Ridge Terrace Dallas, GA 30157	OCCUPIED BY:
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**VIOLATIONS:**

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

Section(s): 11-11 – Storage of Commodities

Section(s): 22-27. - Medium Density Residential Zone (R-4)(C)

IPMC 302.7 - Accessory Structures

**CORRECTIVE ACTIONS:**

1. Please remove all tools, metals, buckets and all other miscellaneous items located throughout the yard.
2. Please remove or repair deteriorated fence. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
3. Please remove all miscellaneous items located on trailer.
4. Please remove storage container located on property.

**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: 06/15/2018

Started On: 05/02/2018 03:00 PM

**Special Magistrate Hearing**

**5.C.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-1079 - 1510 San Diego Avenue

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

**Information**

**SUBJECT:**

18-1079 CE	1510 San Diego Avenue	Stokes, Willie Stokes, Mirian	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Willie Stokes Mirian Stokes 2103 W Minnehaha St Tampa, FL 33604	<b>TENANT:</b> Raneisha Burgess 1510 San Diego Ave Ft. Pierce, FL 34950
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**VIOLATIONS:**

- Section 16-25 (C) - Responsibility for Containers
- Section 5-73 - House Numbers
- Section 5-1.104.5 - Unsafe Building (covered windows)
- Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture
- Section 22-187 (13) - Landscape Maintenance
- IPMC - 304.7 - Roofs and Drainage
- IPMC - 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Storage of recycle, trash, and yard bins belong to the side or rear of the home.
2. Place house numbers to be visible from the street.
3. Remove the plywood from the windows.
4. Remove the plywood and debris from the yard.
5. Remove the card table from the yard.
6. Mow, and trim the bushes and weeds.
7. Replace the missing shingles from the roof.
8. Paint the bare, peeling, and discolored areas of the home.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

## Form Review

Form Started By: Heather Debevec  
Final Approval Date: 06/15/2018

Started On: 05/04/2018 11:25 AM

**Special Magistrate Hearing**

**5.D.**

**Meeting Date:** 06/20/2018

**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: 06/07/2018

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

**Special Magistrate Hearing**

**5.E.**

**Meeting Date:** 06/20/2018

**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:
---	---------

**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: 06/07/2018

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

**Special Magistrate Hearing**

**5.F.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-1121 - 1914 San Marcos Avenue

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

**Information**

**SUBJECT:**

18-1121 CE	1914 San Marcos Avenue	Muldrow, Barbara	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: Barbara Muldrow 1914 San Marcos Ave Ft. Pierce, FL 34946	TENANT:
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**VIOLATIONS:**

- Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage
- Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture
- Section 5-1.104.5 - Unsafe Building (covered windows)

**CORRECTIVE ACTIONS:**

1. Remove the box of clothing and bins from the carport.
2. Remove the dining table from the carport.
3. Open the shutters.

**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: 06/15/2018

Started On: 05/04/2018 01:30 PM

**Special Magistrate Hearing**

**5.G.**

**Meeting Date:** 06/20/2018

**Re:** Case # 18-0900 - 1402 Avenue J

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

**Information**

**SUBJECT:**

18-0900 CE	1402 Avenue J	V M Dixon II	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> V M Dixon II P O BOX 1746 Ft. Pierce, FL 34954	<b>TENANT:</b> Eugene Sylvester 1402 Avenue J Ft. Pierce, FL 34950
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**VIOLATIONS:**

Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage  
Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture  
IPMC 304.1 Exterior Structure - General  
IPMC 304.2 - Protective Treatment

**CORRECTIVE ACTIONS:**

1. Remove the tools, buckets, bottles, coolers, broken tables, and other various loose items.
2. Remove the school style chairs, metal chairs, cafe' table from outside.
3. Repair or replace the missing soffit pieces.
4. Pressure wash the porch area, and paint or repair the stucco of the porch roof.

**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: 06/15/2018

Started On: 05/09/2018 03:40 PM

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**Information**

**SUBJECT:**

15-2091 Massey	1217 Easter Avenue	Carranza, Lucia H	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 4, 2015	Type of Presentation:	Massey
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**OWNER:**

OWNER: Lucia H. Carranza 6715 NE Pinson Court Port St. Lucie, FL 34983	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.101.2.1 Unsafe Building  
IPMC 108.1.2 Unsafe Equipment  
IPMC 304.7 Roofs & Drainage  
IPMC 304.13, Windows, Doors & Frames  
IPMC 304.13.2 Openable Windows  
IPMC 305.3 Interior Surfaces  
IPMC 505.1 Water System  
IPMC 603.1 Mechanical Equipment  
IPMC 605.1 Electrical Equipment

**FINDINGS/ORDER:**

May 18, 2016 the Special Magistrate found Lucia H. Carranza responsible for the violations listed above and ordered 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

1. June 20, 2016 the permit went for review.
2. July 14, 2016 the permit was rejected.
3. August 15, 2016 an extension of 30 days was issued by Marc Meyers.
4. September 20, 2016 no revisions has been turned in nor has there been any further contact.
5. October 19, 2016 an inspection was made, the property was not in compliance, the fines began.
6. October 25, 2016 received letter from Lucia Carranza requesting a hearing.
7. November 15, 2016 the case went to a Massey and Special Magistrate stopped the fines for 90 days.

8. January 19, 2017 contractor submitted revised permit.
9. February 21, 2017 received a request for an extension from Drake Marston, Manta Ray Construction.
10. April 19, 2017 Special Magistrate granted a 60 day extension and stopped the fines from accruing. If not complied after 60 days the fines will begin again and a lien recorded.
11. April 26, 2018 an inspection was made, the property was still not in compliance, the fines began.
12. May 16, 2018 received a request for hearing from Lucia H. Carranza.
13. Fines are as of this date, May 29, 2018, \$6,040.00 and accruing at \$100.00 per day.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Tax Card  
Rule 16  
Request  
Request 2  
Ext of Time Order  
Aff of Non Comp  
3 Criteria  
3 Criteria

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**Form Review**

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

Started On: 05/29/2018 04:13 PM

**Property Identification**

Site Address: 1217 EASTER AVE  
Map ID: 24/09S

Parcel ID: 2409-823-0016-000-3  
Zoning: R4

Account #: 22911  
Use Type: 0800

Sec/Town/Range: 09/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Lucia H Carranza  
6715 NW Pinson Ct  
Port St Lucie, FL 34983

**Legal Description**

CRAMER'S ADDITION BLK 2 E 1/2 OFLOTS 7 AND 8 (OR 3628-216)

**Current Values**

Just/Market: \$54,300  
Exemptions: \$0

Assessed: \$41,580  
Taxable: \$41,580

Year  
2016  
2015

Just/Market  
\$54,300  
\$37,800

**Historical Values 3-year**

Assessed  
\$41,580  
\$37,800

Exemptions  
\$0  
\$0

Taxable  
\$41,580  
\$37,800

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-05-2014	3628 / 0216	0001	WD	McEntee,John D	\$50,000
03-30-2009	3082 / 2390	0112	SP	Deutsche Bank Nat Tr Co (TR),	\$13,900
01-20-2009	3070 / 1757	0112	CT	Jones,J B	\$100

**Primary Building Information**

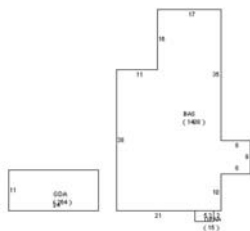
Finished Area of this building: 1,408 SF  
Gross Area of this building: 1,687 SF

**Exterior Data**

View: Roof Cover: Mtl Shingles Roof Structure: Gable Building Type: MFH  
Year Built: 1925 Frame: Grade: MFAQ Effective Year: 1980  
Primary Wall: Wood/Sheath Story Height: 1 Story No. Units: 2 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 0% Electric: AVERAGE Primary Int Wall:  
Full Baths: 2 Heated %: 0% Heat Type: Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: Primary Floors: Double Pine



**Total Areas**

Finished/Under Air (SF):	1,408
Gross Area (SF):	1,687
Land Size (acres):	0.16
Land Size (SF):	7,088
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**SPECIAL MAGISTRATE  
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-2091

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 108.1.2 Unsafe Equipment, IPCM 304.7 Roofs & Drainage, IPCM 304.13, Windows, Doors & Frames, IPCM 304.13.2 Openable Windows, IPCM 305.3 Interior Surfaces, IPCM 505.1 Water System, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment

Violator: LUCIA H CARRANZA  
6715 NE PINSON CT  
PORT ST LUCIE, FL 34983

Property Address: 1217 EASTER AVE  
Tax ID #: 2409-823-0016-000/3  
Legal Description: CRAMER'S ADDITION BLK 2 E 1/2 OFLOTS 7 AND 8 (OR 3082-2390)

**ORDER ON RULE 16 HEARING**

**THIS CAUSE** came before the Special Magistrate on November 15, 2016 upon the request of the Violator: LUCIA H CARRANZA, pursuant to Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated May 18, 2016 in this cause regarding the above-described real property (the "real property") and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:


- A. The Respondent has failed to bring the real property into compliance, a determination that is not disputed by the Respondent who indicates that she has been unable to do so for reasons associated with her health and finances. However, the Building Department Investigator recommended granting an additional period of time (90 days) within which to bring the real property into compliance. The total amount of the fine accruing under the Order is \$2,720.00 (\$20.00 recording fees) as of November 15, 2016.
- B. The Department initially interpreted the Respondent's request for a hearing as one seeking additional time to bring the real property into compliance and recommends that the fine should be stopped as of the date of this order for a period of 90 days. Accordingly, it is

**ORDERED** as follows:

1. The Respondent is granted an extension of time of 90 days from the date of this hearing within which to bring the real property into compliance with the requirements of the prior Order; and the Respondent is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida (the "Department") at (772) 467-3149, when, in the Respondent's view, the real property is in compliance with the requirements of the prior Order.
2. The accrual of the fine under the prior Order is abated during the said 90 day period, and, if the Respondent fails to bring the real property into compliance within the said 90 day period, the fine shall thereupon and thereafter continue to accrue at a daily, cumulative rate specified in the prior Order dated May 18, 2016. The Special Magistrate reserves ruling on the issues described in the initial paragraph of this Order until further hearing thereon which shall be scheduled by the Department, with notice thereof to the Respondent, after the expiration of the said 90 day period or upon confirming that the real property has been brought into compliance, whichever occurs first.
3. In the event of any inconsistencies between the provisions of this Order and the provisions of the prior Order, such provisions of the prior Order shall be considered amended to the extent specified in this Order.

2016.

**DONE AND ORDERED** this 17th day of November, 2016, *Nunc pro tunc* November 15,

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

I CERTIFY that a copy of the above Order was mailed to the Violator, Lucia H. Carranza, 6715 NE Pinson Court, Port St. Lucie, FL 34983 and to Iola Mosley, Assistant City Attorney, Ft. Pierce, FL 34950, on this 17th day of November, 2016.

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

Fort Pierce-FL

May - 16 - 2018

To: City of Fort Pierce  
Code Enforcement Division.

Ref: Property address: 1217 Easter Ave

I came through this letter to  
ask to a hearing. So I can  
explain what happened with  
my property.

Thank you very much in advance.

Lucia H. Carranza  
6715 NW PINSON ct  
PSL-FL 34983

Tel. (772) 607.0809

(772) 418.5350



Case # 16-00001079 1217 Easter Avenue Compliance

mantarayconstruction

to:

scoss@city-ftpierce.com

02/15/2017 10:09 AM

Hide Details

From: <mantarayconstruction@gmail.com>

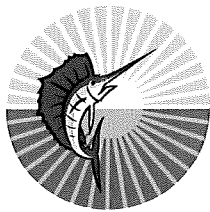
To: "scoss@city-ftpierce.com" <scoss@city-ftpierce.com>

Shaun,

Good Moring this is Drake with Manta Ray Construction. In reference to the above listed property we have secured all the sub-contractors to ensure that we can pull the correct permits for all of the listed Violations. We are currently just waiting for the electrical sub-contractor agreement back from the electrician and we will be able to submit for review we are asking an extension due to the holidays slowing our progress to secure our sub-contractors.

Thank you for your help in this matter..

Sent from Drake Marston @ Manta Ray Construction



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

CASE #: 15-2091

RE: Violation of Section(s): 5-1.101.2.1, IPMC 108.1.2, IPMC 304.7, IPMC 304.13, IPMC 304.12, IPMC 305.3, IPMC 505.1, IPMC 603.1, IPMC 605.1

Violator: LUCIA H CARRANZA  
 6715 NE PINSON CT  
 PORT ST LUCIE, FL 34983

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4300143 04/21/2017 02:58:06 PM  
 OR BOOK 3987 PAGE 418 - 418 Doc Type: ORD  
 RECORDING: \$10.00

Property Address: 1217 EASTER AVE

Tax ID #: 2409-823-0016-000/3

Legal Description: CRAMER'S ADDITION BLK 2 E 1/2 OFLOTS 7 AND 8 (OR 3082-2390)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on April 19, 2017, upon request of the Respondent Jesus & Lucia H Carranza, contained in said Respondent's letter dated February 15, 2017, for an extension of time within which to comply with the Order Determining Violation dated May 18, 2016, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly it is ORDERED as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated May 18, 2016 is hereby approved. The fines will stop accruing as of this date April 19, 2017. The balance due to date is \$2,720.00 (\$20.00 recording fees).
2. In the event the violation is not remedied within 60 days after the date of this Order, the fines of \$100.00 per day will be restarted and continue to accrue until the violations have been corrected.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.

DONE AND ORDERED this 21st day of April, 20 17 Nunc Pro Tunc April 19, 2017.

*Fran Ross*

Fran Ross, Special Magistrate

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

21st DAY OF April, 20 17.

*Colleen Greer*

Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

## AFFIDAVIT OF NON-COMPLIANCE

RE: 1217 EASTER AVE

CASE NO: 15-00002091

IN THE MATTER OF: LUCIA H CARRANZA  
6715 NE PINSON CT  
PORT ST LUCIE, FL 34983


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 Approving Respondent's Request for Extension of Time dated April 21, 2017, nunc pro tun April 19, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.2, IPMC 304.7, IPMC 304.13, IPMC 304.13.2, IPMC 305.3, IPMC 505.1, IPMC 603.1, IPMC 605.1 of the Code of the City of Fort Pierce, Florida, as of this date: April 26, 2018.

In accordance with the Order Approving Respondent's Request for Extension of Time dated April 21, 2017, nunc pro tun April 19, 2017 recorded in Book 3987 Page 418, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 26<sup>th</sup> day of April, 2018.

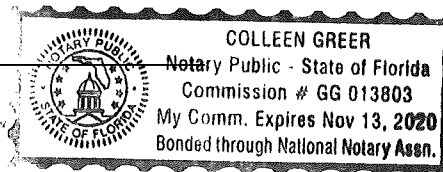
  
\_\_\_\_\_  
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4432517 05/07/2018 03:00:08 PM  
OR BOOK 4129 PAGE 151 - 151 Doc Type: AFF  
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
this 26<sup>th</sup> day of April, 2018.

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



MY COMMISSION EXPIRES:

C0077995

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

Case No: 17-0927

Address: 1106 N 7<sup>th</sup> Street

Date: June 20, 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?  
  
**OWNER HAS WASHED AND PAINTED THE WALL AND IS TRYING TO COMMUNICATE WITH TENANTS ABOUT THE BINS.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE

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

Case No: 17-0927

Address: 1106 N 7<sup>th</sup> Street

Date: June 20, 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?  
  
**OWNER HAS WASHED AND PAINTED THE WALL AND IS TRYING TO COMMUNICATE WITH TENANTS ABOUT THE BINS.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE

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**Information**

**SUBJECT:**

17-0972 Massey	1116 Hernando St	Albers, Nathan	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	May 8, 2017	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER: PREVIOUS ADDRESS</b> Nathan Albers 3640 SE Silver Ct Stuart, FL 34997	<b>OWNER: CURRENT ADDRESS</b> Nathan Albers 985 SW Flora Belle Lane Stuart, FL 34994
--	---

**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

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

**ACTION DATES:**

November 7, 2017 an inspection was made, the violation was not in compliance, the fines began.

May 29, 2018 received request for hearing.

May 30, 2018, as of this date the fines are \$20,420.00 (\$20.00 recording fees) accruing daily at \$100.00.

**RECOMMENDATION:**

To be determined.

---

**Attachments**

Request  
Tax Card  
Order  
Aff of Non Comp  
3 Criteria

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## Form Review

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

Started On: 05/30/2018 10:41 AM

**Fw: Albers Property 1116 Hernando Street, Case 17-972**  
Shaun Coss to: Colleen Greer

05/29/2018 12:21 PM

Colleen,

Please schedule this for the next available Massey Hearing.

Thanks,

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

Building Department

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

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



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

----- Forwarded by Shaun Coss/cfp on 05/29/2018 12:23 PM -----

From: Nate A <nate@basecampservices.com>  
To: "Scoss@city-ftpierce.com" <Scoss@city-ftpierce.com>, "floridanate28@aol.com" <floridanate28@aol.com>  
Date: 05/29/2018 12:04 PM  
Subject: Albers Property 1116 Hernando Street

Good afternoon Mr. Coss. Thank you for returning my call and as I am sure gathered from the call I was shocked to hear my property in Fort Pierce was accruing fines totaling \$18,000+ due to renovations I will be doing to the home. I bought this home with the intent of completely renovating it so I can use it as a beach house to visit when I come to Fort Pierce to visit by boat or weekends as I often do from my home in Stuart. It was the first of 3 properties I intended to renovate like I have done in Palm Beach County and Martin County in the past. When I bought this home it was completely dilapidated and quite honestly was in a state of disrepair that it should not have been lived in. As a result I brought in a dumpster and busted out the cabinets, floor coverings, etc. many of which had water damage were rotted. I also removed the pieces of drywall behind the cabinets and vertical tile that had been water damaged to remove the moldy material. The tile in the bathrooms had been installed with regular drywall behind it and not hardie board or concrete board and without proper moisture barrier and had to be removed. I also removed all of the furniture and trash that was left behind. I did not realize I needed permits to remove this material since it was going in a dumpster and being hauled off. I knew I need permits to replace the fence, windows, doors, AC, cabinets, and to make any changes to the plumbing, electrical, or anything structural and those permits have begun being submitted and approved by your office prior to the

work being performed. That being said each any every one of these components being replaced will be fully permitted and performed by licensed contractors as was always the intent. This substantial improvements I am making to this property will dramatically increase the value of this property moving forward and increase the annual property taxes as well while also improving the surrounding neighborhood. The improvements include new AC, new tile throughout, stainless steel appliances upstairs and downstairs, new paint inside and out, new impact doors, new impact windows, new insulated garage doors, etc. This will take this property from being a dump to one of the nicest on this block.

In terms of the fines that have been accumulating I would ask your office to stop issuing fines daily and to grant relief on the past fines due so I can afford to renovate this property and move forward on another property in the South Beach area of Fort Pierce. I work for a company called Disaster Management Group based in Fort Pierce and as such I am required to respond to natural disasters, military projects, and industrial/energy projects with little to no notice and for sometimes long periods of time. This past year with Hurricane's Harvey, Irma, and Maria I had to build and operate multiple disaster response camps from TX, to FL, and throughout Puerto Rico. From August through December I was living/working outside of the state of Florida. I lived in Texas for camps we were contracted for under FEMA at Corpus Christi, Seguin, and Houston and then Puerto Rico for camps we built for the US Military disaster response support in Aguadilla, Ponce, Roosevelt Roads, and a FEMA facility in Vega Baja. I also am heavily involved in animal rescue in addition to the humanitarian work and I was directly responsible for saving the lives of countless animals in need from TX to FL to Puerto Rico in 2017 and 2018. I can provide documentation to support that I was under contract and living/traveling abroad for nearly this entire period. There was evidently a notice provided to appear in front of a magistrate regarding potential fines for not finishing the renovations at my home but I was outside of Florida throughout this time and was neither aware of nor able to attend if I would have been made aware of any proceedings. At some point while I was gone the mail was discontinued to the property even and the utilities shut off. I would have certainly appeared and had I been aware and if I had known penalties were accruing I would at the very least had appealed these in January when I got back. It was never my intent to not provide any permits or pay any fees for improvements to this or any property. I thought I was going the right thing by cleaning out a dilapidated home to remove debris and bad materials so we could assess what repairs needed to be made by meeting with licensed contractors and commencing the permit process for each area. With extensive renovations it is hard to budget and contract for what needs to be done without removing some of material in front of it first. For instance on the tile I would have never known it was just bare drywall behind it had I left it in place in the areas exposed to water (all other drywall remained). I kindly request for the City to provide an extensive reduction to these fines which currently total 4 times the annual property taxes and 7% of the value of the home. I want to move forward with improving this property to use as my home and buying another property that needs improvement for resale just 2 blocks away

Please advise as to the process for resolving this as throughout the numerous properties I have owned in and improved in Martin and Palm Beach I have never incurred a single fine much less a process involving going in front of a magistrate and fines that effectively could cause me to lose this home. I want to resolve this and move forward in your beautiful city.

My cell number is 561-723-3003 and my mailing address is 985 SW Flora Belle Lane  
Stuart, FL 34994 for future correspondence.

Thank you for your time and please send me an email confirming this has been  
received as my previous email did not go through.

Take care,  
Nate

Sent from my Verizon, Samsung Galaxy smartphone

Sent from my Verizon, Samsung Galaxy smartphone

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

### Property Identification

Site Address: 1116 HERNANDO ST Map ID: 24/01H	Parcel ID: 2401-810-0014- 000-5 Zoning: R4A	Account #: 15605  Use Type: 0100	Sec/Town/Range: 01/35S/40E Jurisdiction: Fort Pierce
---	---	--	--

### Ownership

Nathan Albers  
3640 SE Silver CT  
Stuart, FL 34997-6905

### Legal Description

TROPICAL BEACH BLK 2 LOT 5 (OR 3985-1741)

### Current Values

Just/Market: \$203,200    Assessed: \$199,045  
Exemptions: \$0    Taxable: \$199,045

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$203,200	\$199,045	\$0	\$199,045
2016	\$187,600	\$180,950	\$0	\$180,950
2015	\$164,500	\$164,500	\$0	\$164,500

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-13-2017	3985 / 1741	0001	WD	Barrocas Robert L	\$279,000
07-21-2014	3655 / 2563	0001	WD	Millikan (TR),Rose Mae B	\$220,000
06-24-2003	1744 / 2242	XX00	WD	Rizzo, Frank	\$200,000

### Primary Building Information

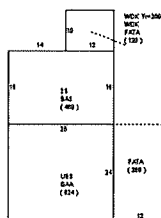
Finished Area of this building: 1,560 SF  
Gross Area of this building: 2,832 SF

#### Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC
Year Built: 1988	Frame:	Grade: C	Effective Year: 1988
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 1	Secondary Wall: Alum Siding

#### Interior Data

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



### Total Areas

Finished/Under Air (SF):	1,560
Gross Area (SF):	2,832
Land Size (acres):	0.19
Land Size (SF):	8,120
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	80	1987
Driv-Concret	1	720	1988
UTILITY AVG	1	48	1999
Alumn Fen 4'	1	64	1999

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4349274 09/15/2017 10:05:14 AM  
OR BOOK 4040 PAGE 2638 - 2638 Doc Type: ORD  
RECORDING: \$10.00

CASE #: 17-0972

Property Address: 1116 HERNANDO ST  
Tax ID #: 2401-810-0014-000/5  
Legal Description: TROPICAL BEACH BLK 2 LOT 5 (OR 1744-2242)

Violator: NATHAN ALBERS  
3640 SE SILVER CT  
STUART, FL 34997

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

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 NATHAN ALBERS failed to obtain a permit for the second floor renovations including but not limited to the partial drywall removal and replacement, bathroom renovation, kitchen area renovation, and all electrical, plumbing, and mechanical systems 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.

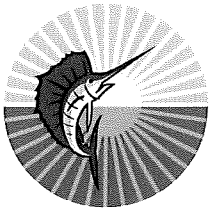
DONE AND ORDERED this 14<sup>th</sup> day of September, 2017 nunc pro tunc  
September 6, 2017.

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

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

14<sup>th</sup> DAY OF September, 2017.

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



**AFFIDAVIT OF NON-COMPLIANCE**

RE: **1116 HERNANDO ST**

CASE NO: **17-0000972**

IN THE MATTER OF: NATHAN ALBERS  
 3640 SE SILVER CT  
 STUART, FL 34997

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

That I have personally examined the property described in the Special Magistrate's order dated September 14, 2017, nunc pro tunc September 6, 2017 in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: November 7, 2017.

In accordance with the Order of Violation recorded in Book 4040 Page 2638, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4368452 11/07/2017 01:20:40 PM  
 OR BOOK 4062 PAGE 1107 - 1107 Doc Type: AFF  
 RECORDING: \$10.00

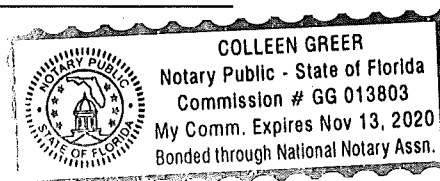
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

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

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

MY COMMISSION EXPIRES:



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

Case No: 17-0972

Address: 1116 Hernando Street

Date: June 20, 2018

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

**OWNER PULLED A PER MIT FOR THE FENCE WHICH AS EXPIRED. NO OTHER PERMITS TO CURE THE VIOLATION.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **NONE**

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**Information**

**SUBJECT:**

17-0258 Massey	204 N 20th Street	Torkaman, Gholam	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 10, 2017	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Gholam R Torkaman 470 SE 12th Place Vero Beach, FL 32962	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 302.3 Sidewalks & Driveways
- IPMC 302.7 Accessory Structures
- IPMC 304.1 Exterior Structure
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.14 Insect Screens
- IPMC 304.15 Exterior Doors
- IPMC 305.4 Walking Surfaces
- IPMC 305.6 Interior Doors
- IPMC 309.1 Infestation
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 404.7 Food Preparation
- IPMC 504.1 Plumbing Fixtures
- IPMC 505.1 Water System
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 704.2.1 Smoke Alarms
- 5-1.105.4.1.2 Expired Permit
- 5-370 Exterior Property & Landscaping

**FINDINGS/ORDER:**

June 21, 2017 the Special Magistrate found Gholam R. Torkaman responsible for the violations referenced above and gave him 60 days to obtain a permit and comply to all permit conditions or a fine of \$200.00 per day would be assessed.

**ACTION DATES:**

August 2, 2017 received notice the permits had been applied for.

December 7, 2017 building approved; however, no inspection done for the water heater.

March 24, 2018 Plumbing permit expired.

March 29, 2018 An inspection was made, the violations were not in compliance, the fines started.

May 29, 2018 Permit was renewed, inspected, and violations were in compliance, the fines stopped.

June 4, 2018 Received request for a hearing.

Total fines are \$12,240.00 (\$40.00 recording fees).

**RECOMMENDATION:**

To be determined.

---

**Attachments**

Request

Order

Aff of Non Comp

Corr

Tax Card

3 Criteria

Administrative Costs

---

**Form Review**

Form Started By: Colleen Greer

Started On: 06/04/2018 10:50 AM

Final Approval Date: 06/15/2018

# Gholamreza Torkaman

06/03/18

Fort Pierce Code Enforcement  
Collen Greer

Property address: 204 N 20<sup>th</sup> St.  
Case # 17-0258

Tax id: 2409-605-0024-000-2

Dear Ms. Greer,

This letter is in response to the notice date May 21, 2018. The letter states that a per diam fine is being imposed. It is my response to oppose these fines and explain the circumstances of the initial violations corrections.

A permit was purchased (#13-2644) and all noted violations were corrected. Then during the final inspection it was noted that the hot water heater was replaced. The building department passed the original building permit , but did not notify me of the Hot Water Heater permit requirement. This omission was not detected for some time when a letter was received indicating the fines accrual.

A plumbing contractor obtained a permit to correct the hot water heater (#17-2667). The plumber completed the hot water correction for this permit. The plumber never called in a final inspection due to an illness that eventually led to his demise. This left no one else with Enterprise Plumbing to obtain a final inspection. Another plumbing company was hired, Premier Pro Plumbing who transferred the contractor of record and renewed the permit was obtained, posted and final inspection was completed May 28, 2018.

My request is that these fines be waved.

Thank you for your understanding.



---

*Gholamreza Torkaman*

owner

470 12<sup>th</sup> Place  
Vero Beach, FL 34962  
772-501-5365



## BUILDING PERMITS

CITY OF  
FORT PIERCE



Home  
Select Permit  
Select Permit by  
Address  
Status Detail  
View Application  
Fees  
Permit Status  
Inspection  
Status  
Plan Tracking  
Status  
Schedule / Cancel  
Inspections  
Email Us  
Log Off

### Inspection Status

List of inspectors phone numbers can be found on this page at the bottom

Use your browser's Back button to select another inspection or select Options Menu to choose another building permits option.

**Parcel ID:** 2409-605-0024-000/2 **Address:** 204 N 20TH ST  
**Application Date:** 08/09/13 **Owner:** TORKAMAN, GHOLAM R & LILLIAN  
**Application #:** 13 - 2644 **Application Type:** RESIDENTIAL, REPAIRS & ALT NO CO

**Inspections for Permit Number:**000 000 01 - BUILDING PERMIT

**Inspection type/sequence:** BLDG, FINAL / 0001  
**Inspector assigned:** OUTSIDE INSPECTORS/PLAN REV  
**Schedule Date:** 11/14/17  
**Results Date:** 11/14/17  
**Results Status:** APPROVED

**Request Comments:**

IF NEW CONSTRUCTION/ADDITION/SUBSTANTIAL IMPROVEMENT  
- VERIFY FLOOD ZONE  
- NEED ELEVATION CERTIFICATE IF REQUIRED  
November 13, 2017 11:19:05 AM agil.

**Result Comments:**

November 15, 2017 8:30:00 AM kim.  
Richard Jefferson

### INSPECTORS

Kevin Grant: 772-216-4214  
Tim Little: 772-263-1053  
Jorge Granadillo: 772-834-1601

Property Information

Address: 204 N 20TH ST  
 FT PIERCE, FL 34950  
 Location ID: 6542  
 Owner name: TOKKAMAN, GHOLAM R  
 TAX ID #: 2409-605-0024-000/2  
 Alternate ID description:  
 Zoning: NA UNKNOWN  
 Subdivision:

Application Information

Application desc: WATER HEATER 40 GALON  
 Application status: CLOSED  
 Status Date: 6/04/2018  
 Application type: MISCELLANEOUS PLUMBING  
 Application date: 9/25/2017  
 Valuation: 700  
 Square footage: 0  
 Public building: NO  
 Reviewed by: PT PAUL THOMAS  
 Pin number: 767717  
 Entered by: AGIL

Contractor Information

Contractor Name: PREMIER PRO PLUMBING  
 Contractor Number: 18-00029615  
 Type: PLUMBING CERTIFIED C  
 Status: ACTIVE  
 Contractor Requirements: Doc Number Exp Date  
 LIABILITY INSURANCE UDCL196956CGL17 6/12/2018  
 STATE LICENSE - CN CFC1428268 8/31/2018  
 WORKMAN'S COMP INSURANCE EXEMPT 12/20/2018

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max
No outstanding inspections exist							

Work Description

Code	Description	Quantity

CO Information

CO Issue	Status	Description
Str/seq		

Str/Seq	Permit/Seq	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date	
000	000	PLMH 01	PLBG, FINAL	0001	KG	5/25/2018	AP	5/29/2018

2816037



# BUILDING PERMITS

CITY OF  
FORT PIERCE



- Home
- Select Permit
- Select Permit by Address
- Status Detail
- View Application Fees
- Permit Status**
- Inspection Status
- Plan Tracking Status
- Schedule / Cancel Inspections
- Email Us
- Log Off

## Permit Status

Select to view permit fees or related inspections. Select Back to choose another permit.

▶ **Parcel ID:** 2409-605-0024-000/2 **Address:** 204 N 20TH ST  
**Application Date:** 09/25/17 **Owner:** TORKAMAN, GHOLAM R  
**Application #:** 17 - 2667 **Application Type:** MISCELLANEOUS PLUMBING

**General Contractor:** PREMIER PRO PLUMBING  
**Permit Number:** 000 000 PLWH 00 - PLG WATER HEATER/REPIPE RESD

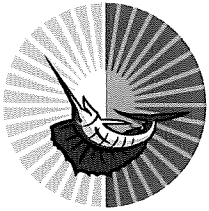
**Status for Permit Number:** PERMIT REVOKED

**Permit Date:** 05/23/18  
**Issue Date:** 09/25/17 **Expiration Date:** 11/25/18  
**Reissue Date:**  
**Permit Value:** 700 **Permit Square Footage:** 0

### Additional Permit Description:

<b>Subcontractor(s)</b>
No subcontractors found

[View Related Inspections](#)



CASE #: 17-0258

Violator: GHOLAM R TORKAMAN  
470 SE 12TH PL  
VERO BEACH, FL 32962

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4322605 06/23/2017 08:58:20 AM  
OR BOOK 4011 PAGE 1630 - 1631 Doc Type: ORD  
RECORDING: \$18.50

Property Address: 204 N 20TH ST  
Tax ID #: 2409-605-0024-000/2

Legal Description: FLORIANA PARK BLK 6 LOT 12 (OR 1128-1477: 2878-633)

RE: Violation of Section(s): 5-1.105.1 Permit Required, IPCM 108.1.3 Structure Unfit for Human Occupancy, IPCM 302.3 Sidewalks & Driveways, IPCM 302.7 Accessory Structures, IPCM 304.1 Exterior Structure, IPCM 304.7 Roofs & Drainage, IPCM 304.13 Windows, Doors & Frames, IPCM 304.14 Insect Screens, IPCM 304.15 Exterior Doors, IPCM 305.4 Walking Surfaces, IPCM 305.6 Interior Doors, IPCM 309.1 Infestation, IPCM 506.2 Sanitary Drainage System Maintenance, IPCM 404.7 Food Preparation, IPCM 504.1 Plumbing Fixtures, IPCM 505.1 Water System, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 704.2.1 Smoke Alarms, 5-1.105.4.1.2 Expired Permit, 5-370 Exterior Property & Landscaping

#### ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 21, 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 GHOLAM R TORKAMAN failed to renew permit no. 13-2644 and obtain approval for all required inspections, obtain a permit for the windows that have been installed without permits, obtain a permit for the water heater that was replaced without a permit and make all necessary corrections to bring the installation up to code, repair or replace the roof where it is leaking, seal all holes on the exterior of the house allowing entry of rodents and have the house treated for the rodent infestation, replace all damaged wood and install all missing doors to make the area where the water heater and washing machine are weathertight, remove or repair the lean-to that is attached to the above referenced enclosure, properly plumb the washing machine into the sanitary sewer system or remove the washing machine, make all necessary corrections to the potable water lines and sanitary sewer lines that do not meet code, replace all missing sanitary sewer clean out and/ or vent pipe caps, hire an electrician to diagnose the electrical outlets throughout the house that do not work and resolve all electrical issues, repair or replace the refrigerator, replace the rear entry door and locking hardware, install/replace smoke alarms, replace all damaged interior doors and hardware, properly seal all windows that have window air conditioning units to prevent rodents and insects from coming in, properly replace all leaking pipes and fixtures in the shower, make all necessary repairs to provide an even and safe walking surface outside of the rear entry door, install electrical receptacle faceplates where they are leaking, repair, replace, or remove the chain link fence in the backyard, and trim all overgrown trees in the backyard in violation of the Code of Ordinances as specified above, on property located at the above described location. Accordingly it is ORDERED as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied 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 \$200.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 3rd day of June, 2017.

Fran Ross  
Fran Ross, Special Magistrate

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

3rd DAY OF June, 2017.

Colleen Greer

Colleen Greer, Code Enforcement Clerk



AFFIDAVIT OF NON-COMPLIANCE

RE: 204 N 20TH ST

CASE NO: 17-00000258

IN THE MATTER OF: GHOLAM R TORKAMAN  
 470 SE 12TH PL  
 VERO BEACH, FL 32962

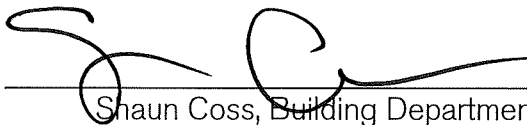
BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Building Department Coordinator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated June 22, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 Permit Required, IPMC 108.1.3 Structure Unfit for Human Occupancy, IPMC 302.3 Sidewalks & Driveways, IPMC 302.7 Accessory Structures, IPMC 304.1 Exterior Structure, IPMC 304.7 Roofs & Drainage, IPMC 304.13 Windows, Doors & Frames, IPMC 304.14 Insect Screens, IPMC 304.15 Exterior Doors, IPMC 305.4 Walking Surfaces, IPMC 305.6 Interior Doors, IPMC 309.1 Infestation, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 404.7 Food Preparation, IPMC 504.1 Plumbing Fixtures, IPMC 505.1 Water System, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 605.2 Electrical Receptacles, IPMC 704.2.1 Smoke Alarms, 5-1.105.4.1.2 Expired Permit, 5-370 Exterior Property & Landscaping of the Code of the City of Fort Pierce, Florida, as of this date: March 29, 2018.

In accordance with the Order of Violation recorded in Book 4011 Page 1630, fines in the amount of \$200.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 29<sup>th</sup> day of March, 2018.

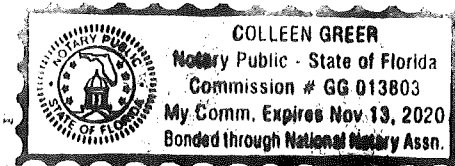
  
 \_\_\_\_\_  
 Shaun Coss, Building Department Coordinator

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4420124 04/05/2018 01:28:11 PM  
 OR BOOK 4116 PAGE 1025 - 1025 Doc Type: AFF  
 RECORDING: \$10.00

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 29<sup>th</sup> day of March, 2018.

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



MY COMMISSION EXPIRES:

City of Ft Pierce code

Thank you for your letter  
I want to inform you that my contractor RUS VALLAVINNA  
PALLOPANT on 6/13/17 permit NO 13-2644 - and Repair  
ALL the problem caused by Tenant pass the inspection.  
if you would close the case please  
This is related to 204 N - 20th ST Ft Pierce

Respectfully G. H. ALAM REZA TORKAMAN

470 12TH PL SE

VERO BEACH FL 32962

TEL. 772.501.5365



**CITY OF FORT PIERCE, FLORIDA  
BUILDING DEPARTMENT  
APPLICATION FOR BUILDING PERMIT**  
(772) 467-3529 or 467-3724 FAX (772) 467-3849

Permit # 13-2644  
FBC 2014(5<sup>th</sup> edition)  
PIN # 71976

*Renewal*  
*w/ Revision dated 09/19/2017*

\*Property Address 204 N 20th ST \*Date 6/13/17 \*# of plans submitted \_\_\_\_\_ \*# of CD's submitted \_\_\_\_\_  
Parcel ID# 2409605002400/2 Phone # ( ) \_\_\_\_\_ Fax # ( ) \_\_\_\_\_  
(Located on your tax bill) Email Address \_\_\_\_\_ Cell # ( ) \_\_\_\_\_  
\*Owner Name Gholam R Torakman \*Owner Address 470 SE 12th ST, Vero Beach FL 32962

Type of permit Residential repairs - windows \*Valuation \$ \$1000  
\*Description of Work window installation - Front 2  
water heater, electric approval, ext. rear door - Case 17-23  
Architect: Code Dept Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_  
Email Address 17-258  
Engineer: \_\_\_\_\_ Phone ( ) \_\_\_\_\_ Fax ( ) \_\_\_\_\_  
Email Address \_\_\_\_\_

\*CONTRACTOR/APPLICANT INFORMATION: City License # \_\_\_\_\_ State License # \_\_\_\_\_  
Company Name Villanova Construction Qualifier \_\_\_\_\_  
Address 2908 Olander Blvd City/State FL Pierce Zip 34981  
Phone # ( ) \_\_\_\_\_ Fax # ( ) \_\_\_\_\_ Cell # ( ) \_\_\_\_\_  
Email Address vayvillan@aol.com

SUBCONTRACTORS: See Subcontractor Verification Sheet. It may be Required to accompany this application

Occupancy SFR Construction Type \_\_\_\_\_ # of Units \_\_\_\_\_ # of Stories \_\_\_\_\_  
Sq. Ft. Conditioned Space \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

Is the property located in a Special Flood Hazard Area (floodplain) per the current Flood Insurance Rate Map (FIRM)

Yes

No

If Yes, the applicant must include certified elevation information on a FEMA NFIP Elevation Certificate.

I understand that no building may be occupied until a Certificate of Occupancy/Certificate of Completion has been issued after final inspection by the Building Department and full compliance with the building code, city and state ordinances and other applicable rules and regulations. I am also verifying that all sets of plans submitted are identical.

Signature of Applicant Raymond Villanova

Signature of Property Owner \_\_\_\_\_

State of Florida, County of St. Lucie

State of Florida, County of \_\_\_\_\_

Affirmed to and subscribed before me this 19th

Affirmed to and subscribed before me this \_\_\_\_\_

June 20 17 by Raymond Villanova  
personally known to me or who has produced  
as identification

20 \_\_\_\_\_ by \_\_\_\_\_  
personally known to me or who has produced

Notary Signature [Signature]

AMARIS GIL  
MY COMMISSION # FF 914194

Notary (print name) Amaris Gil

EXPIRES: August 30, 2019

Notary (print name) \_\_\_\_\_

Construction documents must accompany this application. The Florida energy code submitted becomes an integral part of this plan and must pass final inspection. "Notice: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public record of this county, and there may be additional permits required from other governmental entities such as waste management district, state agencies, or federal agencies." SIGNATURE OF THE APPLICANT MUST BE NOTARIZED. If owner/builder, applicant must sign in person. BUILDING PERMIT includes: Building, Electrical, Plumbing, Mechanical, and Sewer only. All other trades require separate permits.

\*Required Information

Asbestos compliance: It is the owner's or operator's responsibility to comply with section 469.003, Florida Statutes, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

OFFICE USE ONLY

FEES: \* See the Break Down Fee Sheet

Total Fees Due \$ 154.00 + 25.00 = 179.00

Rev 25.00

FF 100  
EN 50  
SC 4

Remarks \_\_\_\_\_

Reviewed by [Signature] Date 6/20/17 Final Check [Signature]

Date 6/25/2017

17-258 Rev dated 09/19/2017

Needs Elec Sub  
Planing

RECEIVED

JUN 19 2017

Building Department

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

**Property Identification**

Site Address: 204 N 20th ST Parcel ID: 2409-605-0024- Account #: 22033 Sec/Town/Range:  
 000-2 09/35S/40E  
 Map ID: 24/09N Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce

**Ownership**

Gholam R Torkaman  
 470 SE 12th Pl  
 Vero Beach, FL 32962

**Legal Description**

FLORIANA PARK BLK 6 LOT 12 (OR 1128-1477: 2878-633)

**Current Values**

Just/Market: \$21,700 Assessed: \$17,787  
 Exemptions: \$0 Taxable: \$17,787

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$21,700	\$17,787	\$0	\$17,787
2016	\$18,800	\$16,170	\$0	\$16,170
2015	\$14,700	\$14,700	\$0	\$14,700

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-23-2007	2878 / 0633	XX01	QC	Torkaman, Gholam R	\$100
02-23-1998	1128 / 1477	XX00	WD	Herbert Rochester	\$14,900
06-13-1997	1128 / 1476	XX01	QC	Elnora McNair	\$100

**Primary Building Information**

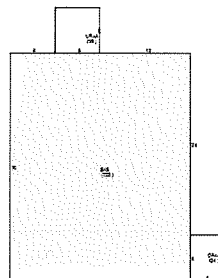
Finished Area of this building: 720 SF  
 Gross Area of this building: 780 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1946	Frame:	Grade: D	Effective Year: 1970
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF):	720
Gross Area (SF):	780
Land Size (acres):	0.15
Land Size (SF):	6,600
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	220	1995

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

**Case No: 17-0258**

**Address: 204 N 20<sup>th</sup> Street**

**Hearing Date: June 20, 2018**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **HIRED CONTRACTORS TO PULL AND REVIEW PERMITS TO CURE THE VIOLATIONS**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **NONE**

# Administrative Cost Estimator

6/15/2018

Property Address: 204 N 20th Street Case #17-0258

Date case originated: 2/10/2017

Date case complied: 5/29/2018

Total time: 15 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

Photographs (per page)	\$0.50	<u>17</u>	\$8.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>15</u>	\$750.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

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

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

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

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

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

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

**Total Estimated Cost: \$1,446.68**

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**Information**

**SUBJECT:**

15-0401 Massey Cont. Read in Only	1010 Boston Avenue	Samuells, William R & Samuels, William C	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	March 3, 2015	Type of Presentation:	Massey
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**OWNER:**

OWNER: William R. Samuells & William C. Samuels 1010 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
--	--------------

**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

May 20, 2015 the Special Magistrate found William R. Samuells responsible for the violation listed above and gave him 90 days to comply or a fine of \$25.00 per day be assessed.

**ACTION DATES:**

1. August 24, 2015 Officer Coss issued a 90 day extension for compliance.
2. November 24, 2015 an inspection was made, the property was not in compliance, the fines began.
3. December 4, 2015 received another request for extension of time which was scheduled to be heard before the Special Magistrate.
4. January 20, 2016 as the case is not in compliance and fines were started it was presented as a Massey. The Special Magistrate ordered the fines to stop accruing for 6 months. If the violations were not complied within those 6 months, the fines would resume but they were not to exceed \$7,500.00.
5. July 25, 2016 another inspection was made, the violations were not in compliance, the fines were restarted.
6. January 24, 2017, the 6 month period has expired, have had no communication from Mr. Samuells and per the Order of the Special Magistrate, the case was scheduled for another Massey hearing.
7. The fines are as of February 9, 2017 \$6,430.00 and accumulating daily at \$25.00 until it reaches \$7,500.00.
8. February 15, 2017 Special Magistrate stopped the fines from accumulating. Total fines due as of this date is \$6,580.00 (\$30.00 recording fees). There was no expiration date.

9. Building Department Investigator Coss requested that we re-visit this case for further determination.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Order  
Stop Fines

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**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/15/2018

Started On: 05/31/2018 11:37 AM

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

SM CASE # 15-0401

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

Violator: WILLIAM R SAMUELLS  
1010 BOSTON AVENUE  
FT PIERCE, FL 34950

Property Address: 1010 BOSTON AVE Tax ID #: 2409-802-0004-000/1  
Legal Description: DUKETT S/D BLK 1 S 135.5 FT OF LOT 7 AND E 5 FT OF S 135.5 FT OF  
LOT 8 (OR 3368-1544, 1546; 3438-1171)


ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 20, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that WILLIAM R SAMUELLS failed to obtain permits for the installation of siding, doors, windows, stucco and electrical work 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 90 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 \$25.00.

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.

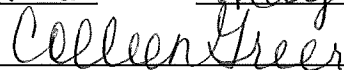
**The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.**

DONE AND ORDERED this 22nd day of May, 2015.

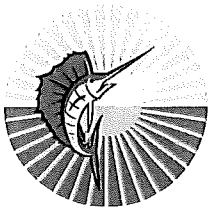
  
\_\_\_\_\_  
Fran Ross, Special Magistrate

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

22nd DAY OF May, 2015.

  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4073199 05/22/2015 at 01:23 PM  
OR BOOK 3749 PAGE 1365 - 1365 Doc Type: ORD  
RECORDING: \$10.00



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

February 15, 2017

Re: Case # 15-0401

WILLIAM R SAMUELLS  
1010 BOSTON AVENUE  
FT PIERCE, FL 34950

Property address: 1010 BOSTON AVE  
Tax ID #: 2409-802-0004-000/1  
Legal description: DUKETT S/D BLK 1 S 135.5 FT OF LOT 7 AND E 5 FT OF S 135.5 FT OF  
LOT 8 (OR 3368-1544, 1546; 3438-1171)

Code section(s) in violation: 5-1.105.1 Permit Required

Dear property owner(s):

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

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

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

Sincerely,

Colleen Greer  
Code Enforcement Clerk

C0070596

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**Information**

**SUBJECT:**

16-1086 Massey	617 S 17th Street	Rai, Digbijai & Betty	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 28, 2016	Type of Presentation:	Massey Hearing
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**OWNER:**

PREVIOUS ADDRESS - OWNER: Digbijai & Betty Rai 5814 Shannon Drive Ft. Pierce, FL 34951	CURRENT ADDRESS - OWNER Digbijai & Betty Rai 105 S 21st Street Ft. Pierce, FL 34950
---	--

**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 305.3 Interior Surfaces
- IPMC 504.1 Plumbing Fixtures
- IPMC 602.2 Residential Heat Supply
- IPMC 603.1 Mechanical Equipment
- IPMC 505.1 Water System
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 704.2 Smoke Alarms

**FINDINGS/ORDER:**

November 9, 2016 the Code Enforcement Board found Digbijai Rai responsible for the violations listed above and gave him 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

April 25, 2017 an inspection was made, the property was not in compliance, the fines began.  
January 29, 2018 an inspection was made, the property now in compliance, the fines stopped.  
June 1, 2018 received request for hearing.  
The total fines are \$27,930.00 (\$30.00 recording fees).

**RECOMMENDATION:**

To be determined.

---

### **Attachments**

Request

Order

Aff of Non Comp

Aff of CM

3 Criteria

Tax Card

Administrative Costs

---

### **Form Review**

Form Started By: Colleen Greer

Final Approval Date: 06/15/2018

Started On: 06/05/2018 02:52 PM

105 S. 21st Street

Re: Property 617 S. 17th Street Fort Pierce FL 34950

Fort Pierce FL 34950 6/1/18

base# 16-1086

Tax ID# 2409-712-0120-010-7

Madam,

Your letter dated May 14, 2018 and stated a second notice was received, but would like to inform you that I never received a first notice.

I would like to dispute the suggestion that the violations were not done on a timely manner. I had a paid certify contractor name Benjamin (you should have his name on file) who told me the work was done and everything OK. which I went and verify it.

If there's anything my contractor did not comply with the code enforcement, then I don't think I should be held responsible. In this circumstance, I am appealing for your kind consideration and waive the fine.

Thank you.

yours faithfully  
Dij Biji Rai  
DIABISAI RAI

516-383-7611



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

**CASE #: 16-1086**

Property Address: 617 S 17TH ST  
Tax ID #: 2409-712-0120-010/7  
Legal Description: TUCKER TERRACE BLK 7 LOT 23 (OR 3518-436)

Violator: DIGBIJAI B RAI  
5814 SHANNON DR  
FT PIERCE, FL 34951

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 108.1.1 Unsafe Structure, IPCM 304.7 Roofs & Drainage, IPCM 304.13 Windows, Doors & Frames, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 602.2 Residential Heat Supply, IPCM 603.1 Mechanical Equipment, IPCM 505.1 Water System, IPCM 506.2 Sanitary Drainage System Maintenance, IPCM 704.2 Smoke Alarms

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on November 09, 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 DIGBIJAI B RAI failed to furnish hot water to both units, repair or replace the hot water heater(s); hire a properly licensed roofer to repair the roof and submit documentation of such repair; repair or replace all broken windows; remove the plywood from the windows; repair or replace all damaged doors and/or door frames so they allow for egress; furnish heat to both units; repair or replace the heaters; install smoke detectors in both units; repair all plumbing leaks which appear to be originating from the bathroom; seal all holes in the exterior walls to prevent entry of rodents and insects; seal all holes in the interior walls; and repair or replace all damaged ceiling and drywall in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:


1. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$100.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Code Enforcement Board's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 15th day of November, 2016, Nunc Pro Tunc November 9, 2016.**

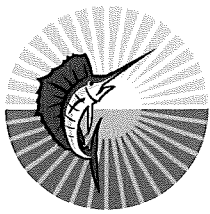
I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS

15th DAY OF November, 2016.

Colleen Greer  
Colleen Greer, Code Enforcement Clerk

  
Mary Minton, Code Enforcement Board Chair

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4249715 11/18/2016 09:42:48 AM  
OR BOOK 3933 PAGE 2519 - 2519 Doc Type: ORD  
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 617 S 17TH ST

CASE NO: 16-00001086

IN THE MATTER OF: DIGBIJAI B RAI  
 5814 SHANNON DR  
 FT PIERCE, FL 34951

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

That I have personally examined the property described in the Code Enforcement Board's order dated November 15, 2016, Nunc Pro Tunc November 09, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.1, IPMC 304.7, IPMC 304.13, IPMC 305.3, IPMC 504.1, IPMC 602.2, IPMC 603.1, IPMC 505.1, IPMC 506.2, IPMC 704.2 of the Code of the City of Fort Pierce, Florida, as of this date: April 25, 2017.

In accordance with the Order of Violation recorded in Book 3933 Page 2519, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 25<sup>th</sup> day of April, 2017.

*[Handwritten Signature]*

Shaun Coss, Building Department Investigator

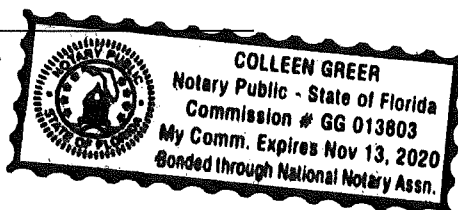
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 1st day of May, 2017.

*[Handwritten Signature: Colleen Greer]*  
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4305843 05/05/2017 03:56:17 PM  
 OR BOOK 3993 PAGE 1348 - 1348 Doc Type: AFF  
 RECORDING: \$10.00





THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

## AFFIDAVIT OF COMPLIANCE

RE: 617 S 17TH ST  
CASE NO: 16-00001086

IN THE MATTER OF: DIGBIJAI B RAI  
5814 SHANNON DR  
FT PIERCE, FL 34951

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4399871 02/09/2018 11:29:03 AM  
OR BOOK 4095 PAGE 2967 - 2967 Doc Type: AFF  
RECORDING: \$10.00

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 November 15, 2016, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, IPMC 108.1.1, IPMC 304.7, IPMC 304.13, IPMC 305.3, IPMC 504.1, IPMC 602.2, IPMC 603.1, IPMC 505.1, IPMC 506.2, IPMC 704.2 of the Code of the City of Fort Pierce, Florida, as of this date: January 29, 2018.

X  Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3993 Page 1348. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 29<sup>th</sup> day of January, 2018.

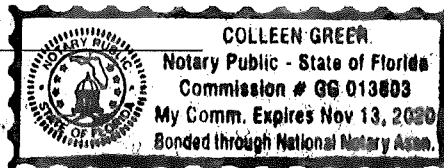
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 30<sup>th</sup> day of January, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



C0076207

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

**Case No: 16-1086**

**Address: 617 S 17<sup>th</sup> Street**

**Date: June 20, 2018**

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **MODERATE**
  
2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **HIRED CONTRACTORS TO OBTAIN PERMITS AND COMPLETE WORK.**
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **3**

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

**Property Identification**

Site Address: 617 17th ST Parcel ID: 2409-712-0120-010-7 Account #: 145662 Sec/Town/Range: 09/35S/40E  
 Map ID: 24/09S Zoning: Use Type: 0800 Jurisdiction: Fort Pierce

**Ownership**

Digbijai B Rai  
 Betty N Rai  
 105 S 21st ST  
 Fort Pierce, FL 34950

**Legal Description**

TUCKER TERRACE BLK 7 LOT 23 (OR 3518-436)

**Current Values**

Just/Market: \$35,900 Assessed: \$24,200  
 Exemptions: \$0 Taxable: \$24,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$35,900	\$24,200	\$0	\$24,200
2016	\$29,800	\$22,000	\$0	\$22,000
2015	\$20,000	\$20,000	\$0	\$20,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-14-2013	3518 / 0436	0112	SP	Fannie Mae ,	\$26,400
03-05-2013	3499 / 0102	0112	CT	Ali,Khalid	\$0
07-14-2005	2314 / 1938	XX00	WD	Hannon,Troy	\$88,000

**Primary Building Information**

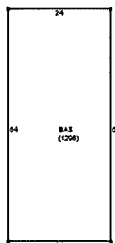
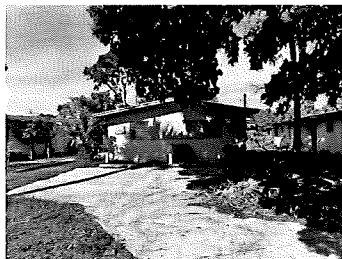
Finished Area of this building: 1,296 SF  
 Gross Area of this building: 1,296 SF

**Exterior Data**

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: MFH
Year Built: 1959	Frame:	Grade: MFAQ	Effective Year: 1970
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 2	Secondary Wall:

**Interior Data**

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Terrazo



**Total Areas**

Finished/Under Air (SF):	1,296
Gross Area (SF):	1,296
Land Size (acres):	0.12
Land Size (SF):	5,192
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	720	2007

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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# Administrative Cost Estimator

6/15/2018

Property Address: 617 S 17th Street Case #16-1086

Date case originated: 4/28/2016

Date case complied: 1/29/2018

Total time: 21 months

## Number of Hearings

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

## Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>21</u>	\$1,050.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

## Code Enforcement Secretary

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

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

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

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

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

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

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

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

**Total Estimated Cost: \$1,744.56**

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**Information**

**SUBJECT:**

18-0086 Massey	2960 S US Highway 1	Coral Square Shoppes LLC Telephone Conference	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	January 10, 2018	Type of Presentation:	Massey Hearing
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**OWNER:**

OWNER: Coral Square Shoppes LLC 1946 Harrison Street Hollywood, FL 33020	OCCUPIED BY:
---	--------------

**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 Nuisance as a Condition

**FINDINGS/ORDER:**

March 21, 2018 the Special Magistrate found Coral Square Shoppes LLC responsible for the violations referenced above and gave them 30 days to comply or a fine of \$150.00 per day would be assessed.

**ACTION DATES:**

May 24, 2018 an inspection was made; the violations were not in compliance, the fines started.  
May 29, 2018 an inspection was made; the violations were now in compliance, the fines stopped.  
June 5, 2018 received request for fines to be waived.  
Fines are a total of \$780.00 (includes \$30.00 recording fees)

**RECOMMENDATION:**

To be determined.

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**Attachments**

Order  
Aff of Non Comp  
Aff of CM  
Request  
Tax Card

3 Criteria

Administrative Costs

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**Form Review**

Form Started By: Colleen Greer

Started On: 06/11/2018 04:09 PM

Final Approval Date: 06/15/2018



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4415416 03/23/2018 09:47:53 AM  
OR BOOK 4111 PAGE 2080 - 2080 Doc Type: ORD  
RECORDING: \$10.00

**CASE #: 18-0086**

Property Address: 2960 S US HWY 1  
Tax ID #: 2422-341-0015-000/8

Legal Description: 22 35 40 FROM INT OF E-W 1/4 SECL1 AND C/L OF US 1 RUN E 40 FT TO E R/W OF US 1,  
TH S 0 DEG 03 MIN W ALG E R/W 1553.2 FT FOR POB, THS 89 DEG

Violator: CORAL SQUARE SHOPPES LLC  
1946 HARRISON ST  
HOLLYWOOD, FL 33020


RE: Violation of Section(s): 16-46, 16-47, 16-48 Nuisance as a Condition

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 21, 2018, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that CORAL SQUARE SHOPPES LLC failed to repair all non-operating lighting throughout the parking lot 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. In the event the violation is not remedied within 30 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$150.00.
2. 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.
3. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
4. 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 23rd day of March, 2018, nunc pro tunc March 21, 2018.**

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

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

23rd DAY OF March, 2018.

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



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

## AFFIDAVIT OF NON-COMPLIANCE

RE: 2960 S US HWY 1

CASE NO: 18-086

IN THE MATTER OF: CORAL SQUARE SHOPPES LLC  
1946 HARRISON ST  
HOLLYWOOD, FL 33020

BEFORE ME, the undersigned authority, personally appeared Isaac Saucedo, 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 March 21, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) 16-46, 16-47, 16-48, of the Code of the City of Fort Pierce, Florida, as of this date: 5/24/2018.

In accordance with the Order of Violation recorded in Book 4111 Page 2080, fines in the amount of \$150 shall commence on this date.

*Start Fines*

FURTHER AFFIANT SAYETH NOT.

DATED this 24<sup>th</sup> day of May, 2018.

Isaac Saucedo, Code Enforcement Officer

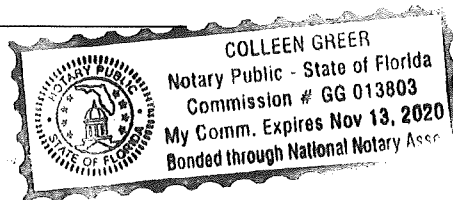
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4443025 06/04/2018 02:50:09 PM  
OR BOOK 4140 PAGE 703 - 703 Doc Type: AFF  
RECORDING: \$10.00

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 24<sup>th</sup> day of May, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 2960 S US HWY 1  
 CASE NO: 18-00000086

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4443022 06/04/2018 02:50:09 PM  
 OR BOOK 4140 PAGE 700 - 700 Doc Type: AFF  
 RECORDING: \$10.00

IN THE MATTER OF: CORAL SQUARE SHOPPES LLC  
 1946 HARRISON ST  
 HOLLYWOOD, FL 33020

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

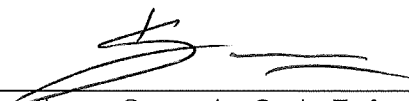
That I have personally examined the property described in the Special Magistrate's order dated March 21, 2018, in the above mentioned case and find that said property is now in compliance with Section(s) 16-46, 16-47, 16-48 Nuisance as a Condition of the Code of the City of Fort Pierce, Florida, as of this date: 5/29/2018.

\_\_\_\_\_ 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 4111 Page 2080. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

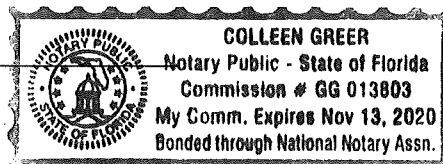
DATED this 29<sup>th</sup> day of May, 2018.

  
 Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 30<sup>th</sup> day of May, 2018.

Colleen Greer  
 NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:



**Fw: Coral Square Shoppes**  
Isaac Saucedo to: Colleen Greer

06/05/2018 02:08 PM

----- Forwarded by Isaac Saucedo/cfp on 06/05/2018 02:10 PM -----

From: Sergio Stiberman <sergiosti@gmail.com>  
To: isaucedo@city-ftpierce.com  
Date: 06/05/2018 10:04 AM  
Subject: Coral Square Shoppes

To whom it may concern,

This is a formal request to have a hearing to have the assessed fines by the city of Fort Pierce to my property wiped out.

As you are all well aware the project was completed prior to the deadline set by the city.

Please do not hesitate to contact me if you may have any additional questions.

Best,

Sergio Stiberman  
Coral Square Shopped  
Managing Member

--

---

**Sergio Stiberman**  
1-305-491-3787 | [sergiosti@gmail.com](mailto:sergiosti@gmail.com)

This communication may contain confidential and/or privileged information. If you are not the intended recipient (or have received this communication in error) please notify the sender immediately and destroy this communication. Any unauthorized copying, disclosure or distribution of the material in this communication is strictly forbidden.

2900 SUS Hwy 1

~~June~~ June 20

Manney

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

**Property Identification**

Site Address: 2960 S US HIGHWAY 1 Map ID: 24/22S Parcel ID: 2422-341-0015-000-8 Zoning: C3 Account #: 29796 Use Type: 1600 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

**Ownership**

Coral Square Shoppes LLC  
1946 Harrison St  
Hollywood, FL 33020-5018

**Legal Description**

22 35 40 FROM INT OF E-W 1/4 SECLI AND C/L OF US 1 RUN E 40 FT TO E R/W OF US 1, TH S 0 DEG 03 MIN W ALG E R/W 1553.2 FT FOR POB, THS 89 DEG 20 MIN E 233 FT, TH N 0 DEG 03 MIN E 150 FT, TH S 89 DEG 20 MIN E 417 FT, TH N 0 DEG 03 MIN E 100 FT, TH S 89 DEG 20 MIN E 400 FT, TH S 0 DEG 03 MIN W 630.03 FT TO N R/W OF FEC RR, TH S 69 DEG 32 MIN 40 SEC W ALG N R/W 1120.98 FT TO E R/W US 1, TH N 0 DEG 03 MIN E 53.38 FT, TH N 89 DEG 32 MIN 40 SEC E 292.31 FT, TH N 20 DEG 27 MIN 20 SEC W 149.93 FT, TH S 69 DEG 03 MIN W 236.68 FT TO E R/W US 1, TH N 0 DEG 03 MIN E 571 FT TO POB- LESS W 83 FT- (16H) (OR 3823-1449)

**Current Values**

Just/Market: \$3,674,500 Assessed: \$3,674,500 Year  
Exemptions: \$0 Taxable: \$3,674,500 2017 \$3,674,500  
2016 \$3,526,400  
2015 \$3,642,000

**Historical Values 3-year**

Just/Market Assessed Exemptions Taxable  
2017 \$3,674,500 \$3,674,500 \$0 \$3,674,500  
2016 \$3,526,400 \$3,526,400 \$0 \$3,526,400  
2015 \$3,642,000 \$3,642,000 \$0 \$3,642,000

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2015	3823 / 1449	0001	WD	Coral Square Shoppes FLA LLC	\$3,500,000
11-26-2005	2429 / 1585	XX00	SP	Aurora Investments II Inc ,	\$6,600,000
03-26-2001	1375 / 2924	XX01	QC	Pinnacle Const Ft Laud Inc,	\$337,500

**Primary Building Information**

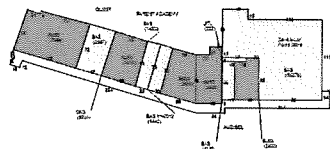
Finished Area of this building: 43,627 SF  
Gross Area of this building: 50,654 SF

**Exterior Data**

View: Roof Cover: Roll Comp Roof Structure: BarJst/Rigid Building Type: NSCT  
Year Built: 2010 Frame: Grade: Y\_C+ Effective Year: 2010  
Primary Wall: Tilt Up Story Height: 1 Story No. Units: 4 Secondary Wall:

**Interior Data**

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



**Total Areas**

Finished/Under Air (SF): 43,627  
Gross Area (SF): 50,654  
Land Size (acres): 15.7  
Land Size (SF): 683,972  
Total Building Count: 1

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

Case No: 18-0086

Address: 2960 S US Hwy 1

Date: June 20, 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? ALL LIGHTS WERE CHANGED THROUGHOUT THE PARKING LOT TO MAKE THEM OPERABLE.
  
3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? NONE

# Administrative Cost Estimator

6/15/2018

Property Address: 2960 S US HWY 1 Case #18-0086

Date case originated: 1/10/2018

Date case complied: 5/29/2018

Total time: 4 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>7</u>	\$3.50
------------------------	--------	----------	--------

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

Months Open	\$50.00	<u>4</u>	\$200.00
-------------	---------	----------	----------

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

## Code Enforcement Secretary

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

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

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

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

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

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

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

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

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

**Total Estimated Cost: \$895.90**

**Special Magistrate Hearing****6.G.****Meeting Date:** 06/20/2018**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 Telephone Conference	Heather Debevec
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**CASE INFORMATION:**

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

**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: 06/07/2018

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

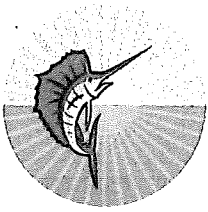
Page 2 of 2  
Rule reference: 5.470, 5.475, 5.530  
Statute reference: 734.102, 734.1025, 735.206

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.  
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**AFFIDAVIT OF NON-COMPLIANCE**

RE: 1021 AVENUE M

CASE NO: 17-00000947

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

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

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

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

FURTHER AFFIANT SAYETH NOT.

DATED this 21 day of November, 2017.

Heather Debevec, Code Enforcement Officer

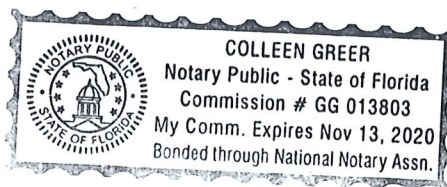
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

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

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4349276 09/15/2017 10:05:14 AM  
OR BOOK 4040 PAGE 2640 - 2640 Doc Type: ORD  
RECORDING: \$10.00

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