

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 1, 2018 - 9:00 a.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADMINISTRATIVE BUSINESS**
 - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
 - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
4. **PUBLIC HEARINGS - CITATIONS**
5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	17-2272 BLDG	4935 Oleander Ave	Midway Road Plaza LLC	Shaun Coss
B.	17-2315 BLDG	1222 Avenue G	McNair Empire LLC	Shaun Coss
C.	17-2237 BLDG	317 N 18th St.	Flores, Raymond	Shaun Coss
D.	17-2303 BLDG	314 N 17th St.	Moreno, Gregoria	Shaun Coss
E.	17-2305 BLDG	910 N 16th St.	Dantilus, Jean	Shaun Coss
F.	17-2311 BLDG	904 Avenue M	Sands, Wesley	Shaun Coss
G.	17-2309 BLDG	728 Cedar Pl	Watkins, Donna	Shaun Coss

H.	18-1210 CE	426 Means Court	Marchese, Salvatore Marchese, Susana	Heather Debevec
I.	18-1323 CE	1405 Avenue Q	Burgess, Robert	Heather Debevec
J.	18-0980 CE	430 N US Highway 1	Baker's Management Properties Inc	Heather Debevec
K.	18-1436 CE	1408 Avenue J	Jones, Johnnie	Heather Debevec
L.	18-0591 CE	127 North 14th Street	Jones, Shamika	Heather Debevec
M.	18-1042 CE	314 N 18th ST	Ricci, Karen L	Isaac Saucedo
N.	18-1315 CE	1217 Boston Ave	Del Castillo, Castro	Isaac Saucedo
O.	18-1534 CE	804 Emil Dr.	Herndon Family Investment Inc	Isaac Saucedo
P.	18-0351 CE	2706 Dunbar Street	Patrick Jr, Milton W	Andy Avery
Q.	17-2949 CE	1213 Georgia Avenue	Wrobleski, Glenda & Francis	Andy Avery
R.	18-1480 CE	1601 Florida Avenue	Valtierra, Francisco	Andy Avery

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

A.	15-1485 Massey	507 S 8th Street Unit A & B	Poturkovic, Kenan	Shaun Coss
B.	17-1712 Massey Ext of Time	1212 Avenue L	Bahamaville Corp	Shaun Coss

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

8. **OTHER CASES**

9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Special Magistrate Hearing

5.A.

Meeting Date: 08/01/2018

Re: Case #17-2272 - 4935 Oleander Ave

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

Information

SUBJECT:

17-2272 BLDG	4935 Oleander Ave	Midway Road Plaza LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Midway Road Plaza LLC 630 SW Palmetto Cove Port St. Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

- Section(s): IPMC 305.3 Interior Surfaces
- IPMC 304.7 Roofs & Drainage
- IPMC 304.6 Exterior Walls
- IPMC 304.1 Exterior Structure
- IPMC 605.1 Electrical Equipment

CORRECTIVE ACTIONS:

1. Obtain permits to make all necessary corrections to the roof, ceiling and any other damage.
2. Obtain a permit to repair all structural cracks on the exterior walls. Seal all non-structural cracks to prevent water intrusion.
3. Hire a properly licensed electrician to obtain a permit and repair or replace the lighting in unit 4929.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 03:56 PM

Special Magistrate Hearing

5.B.

Meeting Date: 08/01/2018

Re: Case #17-2315 - 1222 Avenue G

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

Information

SUBJECT:

17-2315 BLDG	1222 Avenue G	McNair Empire LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Mcnair Empire LLC 5259 NW South Lovett Cir Port St. Lucie, FL 34986	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 305.3 Interior Surfaces
IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain permits to make all necessary repairs to the roof, ceiling and other damage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit; 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 60 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:07 PM

Special Magistrate Hearing

5.C.

Meeting Date: 08/01/2018

Re: Case #17-2237 - 317 N 18th St.

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

Information

SUBJECT:

17-2237 BLDG	317 N 18th St.	Flores, Raymond	Shaun Coss
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CASE INFORMATION:

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

OWNER: Raymond Flores Guadalupe S Leal (EST) 317 N 18th St. Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit to make all necessary repairs to the roof and electrical system due to the roof leak and water intrusion from the hurricane.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:20 PM

Special Magistrate Hearing

5.D.

Meeting Date: 08/01/2018

Re: Case #17-2303 - 314 N 17th St.

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

Information

SUBJECT:

17-2303 BLDG	314 N 17th St.	Moreno, Gregoria	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Gregoria Moreno & George Sanchez 316 N 17th St. Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 305.3 Interior Surfaces
IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain permits to repair the roof, ceiling and any other hurricane damage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:35 PM

Special Magistrate Hearing

5.E.

Meeting Date: 08/01/2018

Re: Case #17-2305 - 910 N 16th St.

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

Information

SUBJECT:

17-2305 BLDG	910 N 16th St.	Dantilus, Jean	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Jean Dantilus 555 NW Twylite Terr Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 305.3 Interior Surfaces
IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain permits to make all necessary repairs to the roof, ceiling and any other hurricane damage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:39 PM

Special Magistrate Hearing

5.F.

Meeting Date: 08/01/2018

Re: Case #17-2311 - 904 Avenue M

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

Information

SUBJECT:

17-2311 BLDG	904 Avenue M	Sands, Wesley	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Wesley & Victoria Sands 309 S 23rd St. Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 305.3 Interior Surfaces
IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain permits to make all necessary repairs to the roof, ceiling and any other hurricane damage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:42 PM

Special Magistrate Hearing

5.G.

Meeting Date: 08/01/2018

Re: Case #17-2309 - 728 Cedar PI

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

Information

SUBJECT:

17-2309 BLDG	728 Cedar PI	Watkins, Donna	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Donna Watkins 728 Cedar PI Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 305.3 Interior Surfaces
 IPMC 304.6 Exterior Walls
 IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain permits to repair or replace all hurricane damage including but not limited to roof, trusses, soffit, fascia and siding.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit; obtain any other required permits pursuant to the Florida Building Code and/or the Code of Ordinances; obtain approval for all required inspections at least every 180 days until the permit has been closed; comply with all other permit conditions; and, cure all other violations described in the Order not requiring a permit or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 07/26/2018

Started On: 06/18/2018 04:45 PM

Special Magistrate Hearing

5.H.

Meeting Date: 08/01/2018

Re: Case# 18-1210 - 426 Means Court

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

Information

SUBJECT:

18-1210 CE	426 Means Court	Marchese, Salvatore Marchese, Susana	Heather Debevec
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CASE INFORMATION:

Case Initiated: April 14, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Salvatore Marchese Susana Marchese 2410 93rd St Flushing, NY 11369	
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2018

Started On: 06/20/2018 03:51 PM

Special Magistrate Hearing

5.I.

Meeting Date: 08/01/2018

Re: Case #18-1323 - 1405 Avenue Q

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

Information

SUBJECT:

18-1323 CE	1405 Avenue Q	Burgess, Robert	Heather Debevec
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CASE INFORMATION:

Case Initiated: April 28, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Robert Burgess 1405 Avenue Q Ft. Pierce, FL 34950	TENANT: Debra Campbell 1405 Avenue Q Ft. Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the bare, peeling, faded areas of the trim.

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: 07/26/2018

Started On: 06/14/2018 11:14 AM

Special Magistrate Hearing

5.J.

Meeting Date: 08/01/2018

Re: Case # 18-0980 - 430 N. US Highway 1

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

Information

SUBJECT:

18-0980 CE	430 N US Highway 1	Baker's Management Properties Inc	Heather Debevec
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CASE INFORMATION:

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

OWNER: Baker's Management Properties Inc PO Box 1746 Ft. Pierce, FL 34954	REGISTERED AGENT: Vernon Dixon MII 2410 Avenue D Ft. Pierce, FL 34950
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VIOLATIONS:

Section 15-3(b)(2) - Removal of Signs Maintenance

CORRECTIVE ACTIONS:

1. Replace the missing letters on the lighted sign.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2018

Started On: 06/15/2018 09:14 AM

Special Magistrate Hearing

5.K.

Meeting Date: 08/01/2018

Re: Case# 18-1436 - 1408 Avenue J

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

Information

SUBJECT:

18-1436 CE	1408 Avenue J	Jones, Johnnie	Heather Debevec
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CASE INFORMATION:

Case Initiated: May 12, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Johnnie Jones 2817 Navajo Ave Ft. Pierce, FL 34946	TENANTS: James Grey 1408 Avenue J Apt A Ft. Pierce, FL 34950
TENANT: Felicia Hightower 1408 Avenue J Apt B Ft. Pierce, FL 34950	

VIOLATIONS:

IPMC 302.7 Accessory Structures

CORRECTIVE ACTIONS:

1. Obtain a permit if required, and repair the fence the rest of the way.

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 \$20.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2018

Started On: 07/05/2018 10:39 AM

Special Magistrate Hearing

5.L.

Meeting Date: 08/01/2018

Re: Case # 18-0591 - 127 North 14th Street

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

Information

SUBJECT:

18-0591 CE	127 North 14th Street	Jones, Shamika	Heather Debevec
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CASE INFORMATION:

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

OWNER: Shamika Jones 515 Quincy Ave Ft. Pierce, FL 34950	
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VIOLATIONS:

IPMC 302.7 Accessory Structure

CORRECTIVE ACTIONS:

1. Repair the chain link section that is disconnected and falling.

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 \$20.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/26/2018

Started On: 07/05/2018 04:15 PM

Special Magistrate Hearing**5.M.****Meeting Date:** 08/01/2018**Re:** Case # 18-1042 - 314 N 18Th ST**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1042 CE	314 N 18th ST	Ricci, Karen L	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Karen L Ricci 314 N 18th Street Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
IPMC 304.7 Roofs and Drainage.

CORRECTIVE ACTIONS:

1. Please remove all wood, doors, tools and all other miscellaneous items located throughout the yard.
2. Please repair roof. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2018

Started On: 06/19/2018 03:40 PM

Special Magistrate Hearing

5.N.

Meeting Date: 08/01/2018

Re: Case # 18-1315 - 1217 Boston Ave

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

Information

SUBJECT:

18-1315 CE	1217 Boston Ave	Del Castillo, Castro	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 27, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Carlos Del Castillo 1217 Boston Ave Fort Pierce, FI 34950	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all trash, soda cans, pallets, tools, buckets, tires, gas cans, wood and all other miscellaneous items located throughout the yard.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2018

Started On: 06/27/2018 03:50 PM

Special Magistrate Hearing

5.O.

Meeting Date: 08/01/2018

Re: Case # 18-1534 - 804 Emil Dr

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

Information

SUBJECT:

18-1534 CE	804 Emil Dr.	Herndon Family Investment Inc	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	May 29, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Herndon Family Investment Inc 2361 Bridgette Way Fleming Island, FI 32003	OCCUPIED BY: Tenant 804 Emil Drive Fort Pierce, FL 34950
OTHER ADDRESS: Joann Herndon Wright 17007 Herndon Lane Port St. Lucie, FL 34987	

VIOLATIONS:

IPMC 302.7 - Accessory structures.

IPMC 304.2 - Protective treatment.

CORRECTIVE ACTIONS:

1. Please replace door of shed and pressure wash. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
2. Please paint shed where molding, staining or deterioration has occurred.

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 \$100 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 07/26/2018

Started On: 06/27/2018 02:55 PM

Special Magistrate Hearing

5.P.

Meeting Date: 08/01/2018

Re: Case # 18-0351 - 2706 Dunbar Street

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

Information

SUBJECT:

18-0351 CE	2706 Dunbar Street	Patrick Jr, Milton W	Andy Avery
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CASE INFORMATION:

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

OWNER: Milton W Patrick Jr 2715 Sunrise Blvd Ft Pierce, FL 34982	OCCUPIED BY: Avis B Vernon 2706 Dunbar St Apt A Ft Pierce, FL 34950
OCCUPIED BY: Jacqueline J Wayman 2706 Dunbar St Apt C Ft Pierce, FL 34950	OCCUPIED BY: Ronisha Z Lewis 2706 Dunbar St Apt B Ft Pierce, FL 34950

VIOLATIONS:

IPMC 302.1 Sanitation.

Section(s): 5-1.104.5 – Unsafe Building (covered windows)

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

Section(s): 16-46, 16-47, 16-48 (10)(D) – Non-Operable Vehicles

CORRECTIVE ACTIONS:

1. Please pressure wash the structure where the exterior walls are needed.
2. Please remove all boards from the windows.
3. Please remove all tarps, trash, and other miscellaneous items from the yard.
4. Please have all vehicles on the property licensed and operable at all times or remove them from the property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery

Started On: 06/27/2018 03:49 PM

Final Approval Date: 07/26/2018

Special Magistrate Hearing

5.Q.

Meeting Date: 08/01/2018

Re: Case # 17-2949 - 1213 Georgia Avenue

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

Information

SUBJECT:

17-2949 CE	1213 Georgia Avenue	Wrobleski, Glenda & Francis	Andy Avery
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CASE INFORMATION:

Case Initiated:	December 4, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Glenda & Francis T Wrobleski 1213 Georgia Avenue Ft Pierce, FL 34950	OCCUPIED BY: Glenda M Wrobleski 1213 Georgia Avenue Ft Pierce, FL 34950
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VIOLATIONS:

IPMC 302.7- Accessory structures.

IPMC 304.1- Exterior structure – General.

IPMC 304.2- Protective treatment.

Section(s): 11-30 – Refrigerator/Ice Box Safety

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

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

CORRECTIVE ACTIONS:

1. Please repair the 6 foot wood fence in a workmanlike manner. If replacing any sections that will require a permit. Contact the Building Dept. at 772-467-3000.
2. Please clean the outside of the house and make any repairs needed, then paint in workmanlike manner.
3. Please repair the rotting wood on the trim and any other areas of the house and paint in a workmanlike manner.
4. Please remove all refrigerators from the property; it's unsafe and not allowed. All refrigerators allowed outside must be locked and if being used, under a porch or roof covering.
5. Please remove all clothes, buckets, scrap wood, tarps, tents, boxes, and any other miscellaneous items from the yard.
6. Please remove all inside items and furniture from the yard, not allowed.

RECOMMENDATION:

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

Form Review

Form Started By: Andy Avery

Started On: 06/27/2018 03:19 PM

Final Approval Date: 07/26/2018

Special Magistrate Hearing

5.R.

Meeting Date: 08/01/2018

Re: Case # 18-1480 - 1601 Florida Avenue

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

Information

SUBJECT:

18-1480 CE	1601 Florida Avenue	Valtierra, Francisco	Andy Avery
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CASE INFORMATION:

Case Initiated:	May 21, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Francisco Valtierra 1601 Florida Avenue Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

IPMC 302.7 Accessory structures.

CORRECTIVE ACTIONS:

1. Please contact the Building Dept. at 772-467-3000 to obtain a permit to repair the chain link fence where bent.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 07/26/2018

Started On: 06/27/2018 04:08 PM

Information

SUBJECT:

15-1485 Massey	507 S 8th Street Unit A & B	Poturkovic, Kenan	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Kenan Poturkovic 507 S 8th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

June 1, 2016 the Special Magistrate found Kenan Poturkovic responsible for the violations referenced above and gave him 90 days to obtain permits and comply to all conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. September 13, 2016 Building Department Investigator Coss exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate to request another extension.
2. December 7, 2016 received request for an extension of time.
3. January 4, 2017 Special Magistrate granted a 60 day extension. If not complied within this time period, fines will begin.
4. December 29, 2017 Case 15-1486 was specific to Unit A. All permits were obtained and fines were not started. Closed this case.
5. December 29, 2017 an inspection was made, the property was not in compliance, the fines began.
6. February 17, 2018 Special Magistrate stopped the fines from accruing allowing him time for the permits to close and comply to all conditions.
7. May 15, 2018, an inspection was made, the violations are now in compliance.
8. May 23, 2018 received request for reduction/rescindment from Mr. Poturkovic.
9. The total fines are \$13,740.00 with \$40.00 being recording fees.

RECOMMENDATION:

To be determined.

Attachments

Request

Order

Aff of Non Comp

Aff of CM

3 Criteria

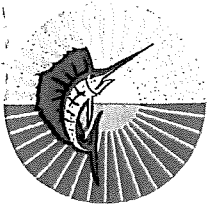
Admin Fees

Form Review

Form Started By: Colleen Greer

Started On: 06/12/2018 10:04 AM

Final Approval Date: 07/13/2018



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

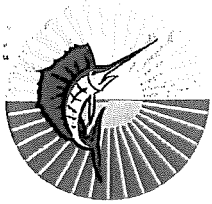
**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES / LIENS**

Date:	05/23/18			
Property address:	507 S. 8TH ST. FORT PIERCE F234950			
Owner(s) of record:	KENAN POTURKOVIC			
Mailing address:	507 S. 8TH ST. FORT PIERCE			
Property tax ID #:	2410-709-0032-000/4			
Original purchase date:		Original purchase price:	\$50,000	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	KENAN POTURKOVIC		Relationship to owner(s)	
Telephone #:	317-372-8001	Mobile phone #:	317-372-8001	
E-mail:	K.POTURK@GMAIL.COM		Preferred contact method:	ANY
What are owner(s) intentions for property:	HOME			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN \$ 13,730⁰⁰
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 13,730⁰⁰
 DOLLAR AMOUNT I AGREE TO PAY \$ 00000

(PAID OVER \$4,000 ALREADY TO CITY)

Kenan Poturkovic 5/23/18 KENAN POTURKOVIC
 Signature of Owner or Representative Date Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 507 S 8TH ST FT. PIERCE FL 34950
Property Owner: KENAN POTURKOVIC
Mailing Address: 507 S. 8TH ST. FT. PIERCE FL 34950
Telephone #: 317-372-8001 Cell Phone #: 317-372-8001
E-Mail Address: KPOTURK@GMAIL.COM

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

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

AFTER PURCHASE OF THE HOUSE NIGHTMARES
STARTED WITH CITY PERMITS ETC.
APPLIED FOR PERMITS & WAS LATE ON
SOME OF THEM, BECAUSE I DID NOT HAVE
MONEY TO TAKE CARE OF IT, BUT ENDED UP
APPLYING AGAIN AND PAY LATE FEES TO
PERMIT DEPARTMENT. ALL IS DONE NOW.
THIS IS MISTAKE BY CITY, OR IS THE
MAFIA TYPE REQUEST BY CITY.

~~WAS~~
I PAID OVER \$4000 FOR PERMITS, FINES ETC
ALSO YOUR REQUIREMENTS COST ME TO INVEST \$25,000
I DID NOT HAVE. PLEASE REMOVE THANKS

Date: 05/23/

Signed: 

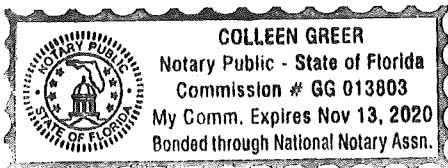
Print Name: FERID POTURKOVIC

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Ferid Poturkovic who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced FL DE LIC as identification.

SWORN TO AND SUBSCRIBED before me this 23rd day of May, 2018.



Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 507 S. 8TH ST. FT. PIERCE 34950

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

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

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

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


Signature of Owner or Representative

05/23/18
Date

FERNIO POTURKOVIC
Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative

Date

Printed Name

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

SM CASE # 15-1485

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

Violator: KENAN POTURKOVIC
507 S 8TH ST
FT PIERCE, FL 34950

Property Address: 507 S 8TH ST (B) Tax ID #: 2410-709-0032-000/4
Legal Description: OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3525-451)

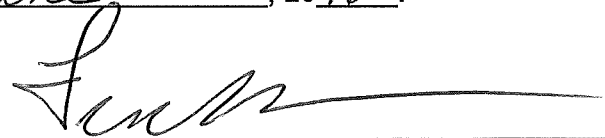
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that POTURKOVIC, KENAN failed to obtain a permit prior to doing fence, air conditioning, and plumbing 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 to all conditions of the permit hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3151 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.


DONE AND ORDERED this 3rd day of June, 2016.



Frank Blandino, Special Magistrate

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

3rd DAY OF June, 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4196638 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2488 - 2488 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0065958

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

SM CASE # 15-1486

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

Violator: KENAN POTURKOVIC
507 S 8TH ST
FT PIERCE, FL 34950

Property Address: 507 S 8TH ST (A) Tax ID #: 2410-709-0032-000/4
Legal Description: OAKLAND PARK BLK 6 LOT 1 (MAP 24/10F) (OR 3525-451)

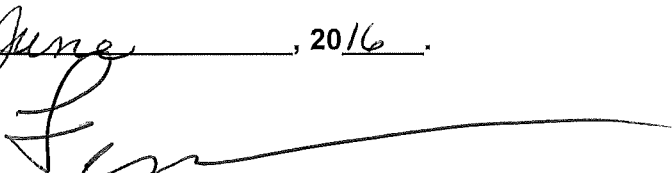
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on June 01, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that KENAN POTURKOVIC failed to obtain a permit prior to doing fence, air conditioning, and plumbing 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 \$100.00.

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

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3151 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

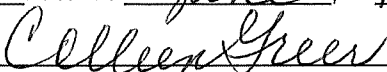
DONE AND ORDERED this 3rd day of June, 2016.



Frank Blandino, Special Magistrate

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

3rd DAY OF June, 2016.


Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4196640 06/03/2016 at 11:54 AM
OR BOOK 3875 PAGE 2490 - 2490 Doc Type: ORD
RECORDING: \$10.00

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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 507 S 8TH ST- Unit A/Common Area CASE NO: 15-00001485

IN THE MATTER OF: KENAN POTURKOVIC
 507 S 8TH ST
 FT PIERCE, FL 34950

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 03, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: December 29, 2017.

In accordance with the Order of Violation recorded in Book 3875 Page 2490, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 29th day of December, 2017.



 Shaun Coss, Building Department Coordinator

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4387358 01/04/2018 04:13:49 PM
 OR BOOK 4083 PAGE 1457 - 1457 Doc Type: AFF
 RECORDING: \$10.00

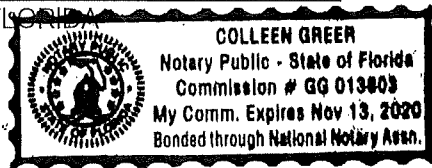
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 2nd day of January, 2018.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 507 S 8TH ST
 CASE NO: 15-00001485

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4439298 05/23/2018 02:04:42 PM
 OR BOOK 4136 PAGE 275 - 275 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: POTURKOVIC, KENAN
 507 S 8TH ST
 FT PIERCE, FL 34950

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 03, 2016, recorded in Book 3875 Page 2488 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: May 15, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4083 Page 1457. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 15th day of May, 2018.

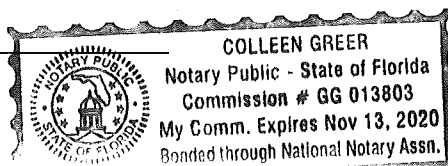
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 15th day of May, 2018.

Colleen Greer
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-1485

Address: 507 S 8TH Street

Date: August 1, 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? **OBTAINED 5 PERMITS TO COMPLY. SOME PERMITS EXPIRED AND WERE RENEWED. WORK WAS COMPLETED AND INSPECTED.**

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

7/3/2018

Property Address: 507 S 8TH STREET A & B Case #15-1485

Date case originated: 9/3/2015

Date case complied: 5/15/2018

Total time: 32 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>13</u>	\$5.72
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>7</u>	\$3.50
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>32</u>	\$1,600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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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: \$2,314.32

Special Magistrate Hearing**6.B.****Meeting Date:** 08/01/2018**Re:** Case #17-1712 - 1212 Avenue L**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-1712 Massey Ext of Time	1212 Avenue L	Bahamaville Corp	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 7, 2017	Type of Presentation:	Massey - Ext of Time
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OWNER:

PREVIOUS OWNER: Bahamaville Corp 218 Orange Ave Fort Pierce, FL 34950	OWNER OF RECORD: Miguel Montes P. O. Box 1286 Fort Pierce, FL 34950
---------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. April 4, 2018 Special Magistrate Blandino found Bahamaville Corp. responsible for the violations referenced above and gave them 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.
2. June 4, 2018 an inspection was made, the violations were not in compliance, the fines began.
3. July 11, 2018 received letter from Miguel Montes as the new owner of record requesting the fines be stopped and extend time to allow him to bring the violations into compliance.
4. As of this date July 24, 2018 the fines are \$5,020.00 (\$20.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order
Aff of Non Comp
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 07/26/2018

Started On: 07/11/2018 03:22 PM

mmontes62@yahoo.com

Miguel Montes
Montes Consulting LLC
PO Box 1286
Fort Pierce, FL 34950

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34954

Dear Colleen Greer / Shaun Coss:

This letter is in response to your letter addressed to the Bahamaville Corp., dated June 5, 2018 regarding Case # 17-00001712, Property Address: 1212 Ave L, Tax ID#: 2404-801-0046-000/9.

Since the date of this letter, attached is a copy of a Deed showing that Bahamaville is no longer the owner of said property and Montes Consulting LLC purchased the property on July 3, 2018.

Since then, Montes Consulting LLC has addressed the following City Ordinance Violations in the following manner:

1. Have the fire Alarm system tested and certified. Have all fire extinguishers serviced and provide current certification.

Response: We are working with – Total Life Safety Corp. and have them submitting a full proposal to have fire alarm fixed, tested and certified. In addition, we will have all the necessary fire extinguishers serviced and certified accordingly.

2. Install smoke detectors where they have been removed.

Response: All smoke detectors have been replaced where removed.

3. All bathroom sinks, kitchen sinks, showers and bathtubs must be provided with Hot water.

Response: I new hot water heater is being installed this week by Kraas & Kraas per our purchase agreement of the property.

4. Install electrical panel blanks where required.

Response: All panel blanks where replaced where needed.

5. Replace the missing water heater access cover.

Response: This will be replaced when the other Hot water heater is installed this week.

6. Provide Proof of Professional Pest Control Service.

Response: We have hired, MASSEYI Pest Control, Inc. who is helping us eradicate the pests.

Montes Consulting LLC would like to schedule a new date for inspection to have all these violations reviewed and eliminated. In addition, since Bahamaville is no longer in existence, Montes Consulting LLC would like to also schedule a hearing to have all of the recorded fines removed from the property 1212 Ave L, Fort Pierce FL 34950.

Thank you in advance for your support with this matter.

Sincerely,

A handwritten signature in black ink that reads "Miguel Montes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Miguel Montes
Property Manager
929-391-2789



PEST PREVENTION SERVICE AGREEMENT

NO. 29232

SERVICE ADDRESS

BILLING ADDRESS

Business Name: Montes Consulting LLC
 Property Address: 1212 Avo L
Fort Pierce FL 34930
 City: _____ State: _____ County: _____ Zip: _____
 Phone: _____ (Extension) _____ Date of Agreement: _____

Contact Name (Agent): Miguel Phone: (889) 391-2789
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Business Type: Rental Service Frequency: Monthly Grid # _____

1. SCOPE OF WORK

PrevenTech will provide pest prevention services for: Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies

2. AREAS TO BE SERVICED

Interior and exterior in initial special focus on German Roaches and termites (Kitchen + BR) + 6 Rodent boxes to be installed and baited/monitored monthly.

3. SERVICE SCHEDULE

A. Initial Service Schedule: 7/14/18 Follow-Up Service on Initial _____
 B. Regular Service Schedule _____

4. CUSTOMER COOPERATION

Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:

- A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation, and storage practices noted on our Inspection Service Reports.
- B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. INSURANCE

PrevenTech carries comprehensive General Liability Insurance. Upon request, we will furnish a "Certificate of Insurance" showing coverage in effect.

6. TERMS OF AGREEMENTS

- A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
- B. If THE COMPANY is at any time dissatisfied with PrevenTech's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. GUARANTEED SATISFACTION

See reverse side of this agreement for explanation of PrevenTech's Pest Prevention Guarantee.

8. 1ST YEAR SERVICE CHARGES		2ND YEAR SERVICE CHARGES		Equipment	
Initial Service Charge	\$ <u>385</u>			Items Purchased:	<u>Rodent Boxes</u>
Monthly Service Charge	\$ <u>80</u>	Monthly Service Charge	\$ <u>80</u>	# Purchased:	<u>6</u>
Annual Amount	<u>1,265</u>	Annual Amount	\$ <u>1,265</u>	x \$ <u>100</u> EA =	\$ <u>100</u>
5% Discount for Advance Payment	\$ (<u>63.25</u>)	5% Discount for Advance Payment	\$ (<u>40</u>)	x \$ _____ EA =	\$ _____
Discounted Annual Amount	<u>1,201.75</u>	Discounted Annual Amount	<u>912</u>	+ Sales Tax	\$ <u>6.50</u>
Sales Tax	\$ <u>82.23</u>	Sales Tax	\$ <u>62.40</u>	Total	\$ <u>106.50</u>
Amt Remitted w/Agreement	\$ <u>704.583</u>	NOTE: PrevenTech reserves the right to adjust the monthly service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			

9. PAYMENT TERMS

- A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
- B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
- C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

PrevenTech Address: 433 SW Thornhill Dr.
FL 34984
 City: _____ State: _____ Zip: _____
 Phone: 877-0205
 Approved by: PrevenTech General Manager Date: _____

Accepted for: Miguel Montes Date: 7/10/18
 THE COMPANY
 Approved by: [Signature] Date: 6-22-18
 PrevenTech

Prepared by and return to:
Frank H. Fee, IV, Esq.
Fee, Yates & Fee PLLC
426 Avenue A
Fort Pierce, FL 34950
(772) 461-5020
File Number:

Loan No: 1-A

[Space Above This Line For Recording Data]

COMMERICAL MORTGAGE AND SECURITY AGREEMENT

This Commercial Mortgage And Security Agreement ("Mortgage"), is made this 3rd day of July, 2018, by and between MONTES CONSULTING LLC, a Florida limited liability company ("Borrower") whose address is Post Office Box 2633, Stuart, FL 34995, hereinafter called the Borrower, and KRAAZ & KRAAZ FINANCE LLC, a Florida limited liability company ("Lender") whose address is 124-A North 2nd Street, Fort Pierce, Florida 34950, hereinafter called the Lender:

The terms "Borrower" and "Lender", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Borrower, for and in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Lender, its successors and assigns, in fee simple, the following described land, situate, lying and being St. Lucie County, Florida, to-wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

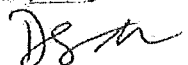
AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

Together with all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith (hereinafter "Property").

THIS IS A FIRST MORTGAGE encumbering rental real property. Borrower warrants to Lender that at the time of this grant the above described property is investment property.

Initials: 



CERTIFICATE

The undersigned, **Denise Santana** and **Miguel Montes**, as President and Treasurer, respectively, and constituting all the of acting executive officers of **BAHAMAVILLE CORP.**, a Florida corporation (hereinafter "**Company**"), hereby certify that the Company is duly formed, validly existing and in good standing under the laws of the State of Florida, and in accordance with the provisions of its Articles of Incorporation and By-laws; that the following resolution was unanimously adopted, with the consent and approval given by all available shareholders, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect. To wit:

BE IT RESOLVED, that the Company be, and it is hereby, authorized to convey the following described real property to **KRAAZ & KRAAZ FINANCE, LLC**, a Florida limited liability company ("**Lender**") in exchange for a discharge of corporate obligations now matured and due to Lender, to wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

We further certify that neither the execution and delivery by the Company, acting, by and through **Denise Santana** and **Miguel Montes**, of any of the instruments or documents authorized in the foregoing resolution, nor the conveyance therein contemplated, nor compliance with the terms and provisions thereof will:

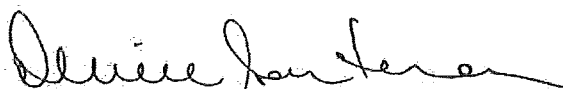
(a) conflict with, constitute a default under, or result in a breach of any (i) terms, conditions, or provisions of the Articles of Incorporation and By-laws; (ii) law, regulation, order, writ injunction or decree of any court or governmental authority; or (iii) agreement or instrument to which the Company is a party or to which it is bound or to which it is subject, or

(b) result in the creation of or imposition of any lien, charge or encumbrance, of any nature whatsoever upon any of the properties conveyed to Lender.

IN WITNESS WHEREOF, we have each executed this certificate and acknowledged the same on the date stated for each Member.


7-3-2018

Date

 (SEAL)
Denise Santana, President

7-3-2018

Date

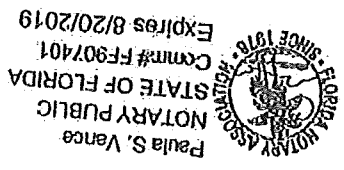
 (SEAL)
Miguel Montes, Treasurer

STATE OF FLORIDA
COUNTY OF St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 3rd day of July, 2018, by Denise Santana and Miguel Montes, her husband, as and constituting the sole acting executive officers of BAHAMAVILLE CORP., a Florida corporation, who are personally known to me or who provided _____ as identification and who did not take an oath.

Paula S. Vance
_____, NOTARY PUBLIC

My Commission Expires:
My Commission Number:



CERTIFICATE OF RESOLUTION

The undersigned, being the President and Secretary of **BAHAMAVILLE CORP.**, a Florida corporation, (the "Corporation") does hereby certify that the following is a complete and accurate copy of Resolutions adopted by the Board of Directors of the Corporation, pursuant to unanimous written consent:

RESOLVED, that the Corporation be, and it is hereby, authorized to convey the following described real property to **KRAAZ & KRAAZ FINANCE, LLC**, a Florida limited liability company ("**Lender**") in exchange for a discharge of corporate obligations now matured and due to Lender, to wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

AND

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

FURTHER, RESOLVED, that Denise Santana, President of the Corporation be, and she is hereby, authorized and directed in the name and on behalf of the Corporation and under its corporate seal, to execute and deliver any and all documents required by Lender to convey the above property and conclude the foreclosure action pending against the Corporation in the Circuit Court of St. Lucie County, case number 562018CA000881AXXXHC, in such form as she, in her sole and absolute discretion, deems necessary or desirable; and that said officer be and she is hereby authorized and directed to take such action as may be required of the Corporation to carry out the intent and accomplish the purpose of the foregoing resolutions.

The undersigned further certify that the following are the duly elected officers of the Corporation set out at the left of their names; and that the signatures set opposite their titles and

names are their correct signatures.

<u>Title</u>	<u>Name</u>	<u>Signature</u>
President	Denise Santana	<u>Denise Santana</u>
Treasurer/Secretary	Miguel Montes	<u>Miguel Montes</u>

DATED this 3rd day of July, 2018.

Denise Santana
Denise Santana, President

Miguel Montes
Miguel Montes, Treasurer/Secretary

(CORPORATE SEAL)

Prepared by and return to:

Frank H Fee, IV
Attorney at Law
Fee & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: Kraaz-Montes

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 3rd day of July, 2018 between Kraaz & Kraaz Finance, LLC, a Florida limited liability company, whose post office address is 124 North 2nd Street, Fort Pierce, FL 34950, grantor, and Montes Consulting, LLC, a Florida limited liability company whose post office address is 1214 Avenue L, Fort Pierce, FL 34950, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lot 20, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0045-000/2

Parcel Identification Number: #2404-801-0045-000/2

and

Lots 21 and 22, Block 2, PROSPERITY PARK, according to the Plat thereof, recorded in Plat Book 7, page 55 of the Public Records of St. Lucie County, Florida. PARCEL I.D. #2404-801-0046-000/9

Parcel Identification Number: 2404-801-0046-000/9.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kraaz & Kraaz Finance, LLC

By: Kraaz Management, LLC, its Manager

By: Hans E. Kraaz, Manager

Witness Name: James H. Kraaz, Jr.
James H. Kraaz, Jr.
Witness Name: _____

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me this 3rd day of July, 2018 by Hans E. Kraaz, Manager of Kraaz Management, LLC, as Manager, on behalf of the limited liability company for Kraaz & Kraaz Finance, LLC. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Paula S. Vance
Notary Public

Printed Name: _____

My Commission Expires: _____



Paula S. Vance
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF907401
Expires 8/20/2019

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

Property Identification

Site Address: 1212 Avenue L Map ID: 24/04G	Parcel ID: 2404-801-0046-000-9 Zoning: R4	Account #: 17678 Use Type: 0100	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
-----------------------------------------------	----------------------------------------------	------------------------------------	------------------------------------------------------------

Ownership

Bahamaville Corp
218 Orange AVE
Fort Pierce, FL 34950

Legal Description

PROSPERITY PARK BLK 2 LOTS 21 AND 22 (OR 3841-2698)

Current Values

Just/Market: \$76,800	Assessed: \$76,800
Exemptions: \$0	Taxable: \$76,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$76,800	\$76,800	\$0	\$76,800
2016	\$80,000	\$71,027	\$0	\$71,027
2015	\$69,300	\$64,570	\$0	\$64,570

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-29-2016	3841 / 2698	0001	WD	Betty J Barnes Living Trust	\$56,500
01-18-2013	3476 / 0868	0111	QC	Barnes,Betty J	\$100
03-13-1995	0958 / 2038	XX02	QC	Clifford Barnes	\$100

Primary Building Information

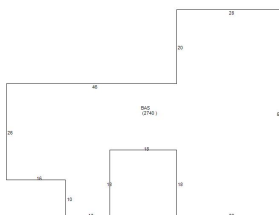
Finished Area of this building: 2,740 SF
Gross Area of this building: 2,740 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC-
Year Built: 1973	Frame:	Grade: C-	Effective Year: 1973
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 11	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	2,740
Gross Area (SF):	2,740
Land Size (acres):	0.32
Land Size (SF):	14,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	458	
Driv-Concret	1	4000	
UTILITY FAIR	1	240	1990

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

CASE #: 17-1712

Property Address: 1212 AVENUE L

Tax ID #: 2404-801-0046-000/9

Legal Description: PROSPERITY PARK BLK 2 LOTS 21 AND 22 (OR 405-1652; 516-661; 958-2038; 3476-868)

Violator: BAHAMAVILLE CORP
218 ORANGE AVE
FT PIERCE, FL 34950

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 309.1 Infestation, IPCM 505.1 Water System, IPCM 603.1 Mechanical Equipment, IPCM 605.1 Electrical Equipment, IPCM 704.1 Fire Protection Systems

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on April 04, 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 BAHAMAVILLE CORP failed to have the fire alarm system tested and certified (have all fire extinguishers serviced and provide current certification); install smoke detectors where they have been removed, provide all bathroom sinks, kitchen sinks, showers and bathtubs with hot water; install electrical panel blanks; replace the missing water heater access cover; and provide proof of professional pest control service 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) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 10th day of April, 2018, Nunc pro tunc April 4, 2018.

Colleen Greer
Colleen Greer, Code Enforcement Clerk

Frank Blandino
Frank Blandino, Esq., Special Magistrate

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

10th DAY OF April, 2018.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4421650 04/10/2018 10:26:15 AM
OR BOOK 4117 PAGE 2757 - 2757 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF NON-COMPLIANCE

RE: 1212 AVENUE L

CASE NO: 17-00001712

IN THE MATTER OF: BAHAMAVILLE CORP
218 ORANGE AVE
FT PIERCE, FL 34950

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 April 10, 2018, nunc pro tunc April 4, 2018 in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1 Unsafe Building, IPMC 309.1 Infestation, IPMC 505.1 Water System, IPMC 603.1 Mechanical Equipment, IPMC 605.1 Electrical Equipment, IPMC 704.1 Fire Protection Systems of the Code of the City of Fort Pierce, Florida, as of this date: June 4th, 2018.

In accordance with the Order of Violation recorded in Book 4117 Page 2757 fines in the amount of \$100.00 shall commence on this date.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4444189 06/07/2018 09:54:07 AM
OR BOOK 4141 PAGE 1861 - 1861 Doc Type: AFF
RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 4th day of June 2018.



Shaun Coss, Building Department Coordinator

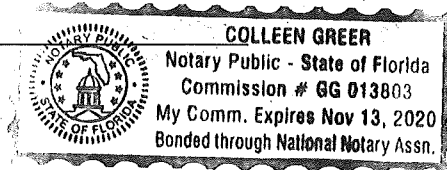
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 17-1712

Address: 1212 Avenue L

Hearing Date: August 1, 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 has changed. Previous owner did not take any action. New owner is working with foreclosing party for the replacement of the water heater.**

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**