

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, August 15, 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.	17-2242 BLDG	304 N 32nd St.	Davis, Virgiline	Shaun Coss
B.	17-2401 BLDG	1006 N 22nd St.	Goyens, Kenneth	Shaun Coss
C.	17-2394 BLDG	811 N 21st St	Gardner, Earl	Shaun Coss
D.	17-2231 BLDG	143 N 14th St.	MCRM Limited Partnership	Shaun Coss
E.	17-2246 BLDG	903 S 13th St.	Corona, J Carmen	Shaun Coss
F.	17-1807 BLDG	904 W Weatherbee Rd.	Gilmore, Tim	Shaun Coss
G.	17-2426 BLDG	2728 Oleander Ave	Cumerma, Roberto	Shaun Coss

H.	17-2256 BLDG	302 Georgia Ave	Culligan Water Conditioning	Shaun Coss
I.	17-2306 BLDG	1305 Avenue D	Howard, Alexander	Shaun Coss
J.	18-0671 CE	1004 Avenue D	Cliff Clippers Barbershop	Janey Vanderhorst
K.	18-1432 CE Repeat	346 Fernandina Avenue	Kovich, Michelle	Heather Debevec
L.	18-0873 CE	1508 G Terrace	Green (ETAL), Willie	Heather Debevec
M.	18-0871 CE	1506 G Terrace	Strong, Merdis	Heather Debevec

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

A.	18-0256 Massey	909 Avenue I	Spears, Albert Spears, Frank	Heather Debevec
B.	15-0351 Massey	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
C.	16-2209 Massey	715 Citrus Avenue	Lakram, Roshini	Shaun Coss
D.	17-0947 Massey - Cont.	1021 Avenue M	Greenfield, James Telephone Conference	Heather Debevec
E.	17-0069 Massey - Ext.	208 N 19th Street	Hicks, Cecil & Cassandra	Shaun Coss
F.	17-0753 Massey - Ext.	927 N US Highway 1	TTT Utopia, Inc.	Shaun Coss
G.	17-1147 Massey	1905 Sunrise Boulevard	McKuhlen, Donna J	Isaac Saucedo
H.	17-1429 Massey	1310 Boston Avenue	Simon, Norelia	Shaun Coss

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

A.	15-0786 Lien Reduction	1610 N 25th Street Unit #6	26 Investment LLC	Shaun Coss
B.	16-0691 Lien Reduction	1610 N 25th St. #6	26 Investment LLC	Shaun Coss
C.	15-1032 Lien Reduction	1610 N 25th Street	26 Investment LLC	Shaun Coss
D.	15-0784 Lien Reduction	1610 N 25th Street, Unit 5	26 Investment LLC	Shaun Coss
E.	15-1513 Lien Reduction	1610 N 25th Street	26 Investment LLC	Shaun Coss
F.	15-1511 Lien Reduction	1610 N 25th Street #8	26 Investment LLC	Shaun Coss
G.	15-1509 Lien Reduction	1610 N 25th Street #9	26 Investment LLC	Shaun Coss
H.	15-0789 Lien Reduction	1610 N 25th Street Unit #14	26 Investment LLC	Shaun Coss
I.	15-0788 Lien Reduction	1610 N 25th Street Unit #13	26 Investment LLC	Shaun Coss
J.	16-0689 Lien Reduction	1610 N 25th St. #14	26 Investment LLC	Shaun Coss
K.	16-0690 Lien Reduction	1610 N 25th St. #12	26 Investment LLC	Shaun Coss

8. **OTHER CASES**

A.	17-1010 Ext. of Time	906 N 22nd Street	Hicks, Cassandra	Shaun Coss
B.	18-2007 Alarm Appeal	1800 Barcelona Avenue	Sandifer, Robert	Cynthia Ricker

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: 08/15/2018

Re: Case #17-2242 - 304 N 32nd St.

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

Information

SUBJECT:

17-2242 BLDG	304 N 32nd St.	Davis, Virgiline	Shaun Coss
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CASE INFORMATION:

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

OWNER: Virgiline Davis 304 N 32nd St. Fort Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain permits to replace drywall, and make all necessary repairs to the roof and vent pipe due to 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: 08/09/2018

Started On: 06/18/2018 04:49 PM

Special Magistrate Hearing

5.B.

Meeting Date: 08/15/2018

Re: Case #17-2401 - 1006 N 22nd St.

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

Information

SUBJECT:

17-2401 BLDG	1006 N 22nd St.	Goyens, Kenneth	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 16, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Kenneth Goyens PO Box 4103 Tampa, FL 33677	OCCUPIED BY:
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VIOLATIONS:

- Section(s): IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing
- IPMC 305.3 Interior Surfaces
- IPMC 404.7 Food Preparation
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment

CORRECTIVE ACTIONS:

1. Repair or replace the roof where it is leaking.
2. Repair or replace all cracking, falling or otherwise damaged drywall. Seal all holes in the walls and under the cabinets.
3. Replace all missing or damaged electrical receptacle faceplates.
4. Repair or replace all broken windows and/or window glazing.
5. Properly attach all ceiling fans to the ceiling.
6. Repair or replace the refrigerator.
7. Repair or replace the stove, the tenant advises of being shocked when using the stove.

RECOMMENDATION:

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

Started On: 06/18/2018 04:53 PM

Final Approval Date: 08/09/2018

Special Magistrate Hearing

5.C.

Meeting Date: 08/15/2018

Re: Case #17-2394 - 811 N 21st St

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

Information

SUBJECT:

17-2394 BLDG	811 N 21st St	Gardner, Earl	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 16, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Earl Gardner 1701 N 35th St. Fort Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- 5-1.105.1 Permit Required
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.15 Exterior Doors
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 603.1 Mechanical Equipment
- IPMC 605.2 Electrical Receptacles

CORRECTIVE ACTIONS:

1. Replace the roof.
2. Repair or replace all damaged, cracked, or missing drywall. Properly seal all interior walls.
3. Obtain a permit for the water heater and piping that was replaced without a permit.
4. Obtain a permit for the installation of the second bathroom.
5. Make all necessary repairs to the sanitary drainage system so that it is not backing up and is vented properly.
6. Replace the exhaust duct for the oven exhaust hood has been abandoned.
7. Repair or replace all loose hanging ceiling fans.
8. Replace all damaged electrical receptacle faceplates.
9. Repair or replace the door frame so that the entry door deadbolt can provide adequate security.
10. Replace all missing a/c registers.

11. Repair or replace the oven.
12. Repair or replace all deteriorated kitchen cabinets.
13. The house is infested with worms or infant snakes. Have the house properly treated.

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: 08/09/2018

Started On: 06/18/2018 04:59 PM

Special Magistrate Hearing

5.D.

Meeting Date: 08/15/2018

Re: Case #17-2231 - 143 N 14th St

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

Information

SUBJECT:

17-2231 BLDG	143 N 14th St.	MCRM Limited Partnership	Shaun Coss
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CASE INFORMATION:

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

OWNER: MCRM Limited Partnership C/O Corporation Service Co 2711 Centerville Rd. #400 Wilimington, DE 19808	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for repairing/replacing the electrical service following 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: 08/09/2018

Started On: 06/18/2018 05:05 PM

Special Magistrate Hearing

5.E.

Meeting Date: 08/15/2018

Re: Case #17-2246 - 903 S 13th St.

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

Information

SUBJECT:

17-2246 BLDG	903 S 13th St.	Corona, J Carmen	Shaun Coss
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CASE INFORMATION:

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

OWNER: J. Carmen Corona & Consuelo Zavela 401 N 37th St. Fort Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 304.6 Exterior Walls
IPMC 304.13 Windows, Doors & Frames

CORRECTIVE ACTIONS:

1. Obtain a permit to repair the exterior wall and windows where vehicle damage occurred.

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: 08/09/2018

Started On: 06/18/2018 05:08 PM

Special Magistrate Hearing

5.F.

Meeting Date: 08/15/2018

Re: Case #17-1807 - 904 W Weatherbee Rd

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

Information

SUBJECT:

17-1807 BLDG	904 W Weatherbee Rd.	Gilmore, Tim	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 9, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Tim Gilmore 904 Weatherbee Rd Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the privacy fence and swimming pool that have been installed.

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: 08/09/2018

Started On: 06/18/2018 05:11 PM

Special Magistrate Hearing

5.G.

Meeting Date: 08/15/2018

Re: Case #17-2426 - 2728 Oleander Ave

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

Information

SUBJECT:

17-2426 BLDG	2728 Oleander Ave	Cumerma, Roberto	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 13, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Roberto Cumerma 2728 Oleander Ave Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit to replace the roof.

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: 08/09/2018

Started On: 06/18/2018 05:14 PM

Special Magistrate Hearing

5.H.

Meeting Date: 08/15/2018

Re: Case #17-2256 - 302 Georgia Ave

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

Information

SUBJECT:

17-2256 BLDG	302 Georgia Ave	Culligan Water Conditioning	Shaun Coss
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CASE INFORMATION:

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

OWNER: Culligan Water Conditioning L C/O Donner 707 Windsor Ave Fort Pierce, FL 34982	OCCUPIED BY: The Crossing Thrift Store 302 Georgia Ave Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): IPMC 304.1 Exterior Structure
IPMC 304.6 Exterior Walls
IPMC 304.7 Roofs & Drainage
IPMC 304.13 Windows, Doors & Frames

CORRECTIVE ACTIONS:

1. Obtain permits to make all necessary repairs to the roof and exterior walls on the accessory building.
2. Obtain permits to replace the rear entry door and repair cracking on the rear of the main building.

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

Final Approval Date: 08/09/2018

Special Magistrate Hearing

5.I.

Meeting Date: 08/15/2018

Re: Case #17-2306 - 1305 Avenue D

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

Information

SUBJECT:

17-2306 BLDG	1305 Avenue D	Howard, Alexander	Shaun Coss
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CASE INFORMATION:

Case Initiated:	November 29, 2017	Type of Presentation:	Regular - Cont. 7/18/2018
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OWNER:

OWNER: Alexander Howard 3104 Juanita Ave Fort Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section(s):

IPMC 305.3 Interior Surfaces

IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit to replace the roof that collapsed or partially collapsed as a result of Hurricane Irma.
2. Obtain a permit to repair or replace all damaged interior surfaces and other renovations that must be made due to Hurricane damage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain permits; 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: 07/23/2018

Started On: 06/12/2018 08:48 AM

Special Magistrate Hearing

5.J.

Meeting Date: 08/15/2018

Re: Case # 18-671 - 1004 Avenue D

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

Information

SUBJECT:

18-0671 CE	1004 Avenue D	Cliff Clippers Barbershop	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	March 1, 2018	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Cliff Clippers Barbershop 1004 Avenue D Fort Pierce, FL 34950	OWNER: Charles Russ Hassie Russ Fenee L Russ 1805 N 16th Street Fort Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please refrain from conducting any type of business from this location, until a Business Tax Receipt is obtained. A BTR does need to satisfy all the requirements indicated on the application before approval. If you have any questions about the BTR, please contact the City Clerk’s office at 772-467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed and order all utilities to the premises be suspended while the violation continues.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 08/09/2018

Started On: 07/23/2018 11:01 AM

Special Magistrate Hearing

5.K.

Meeting Date: 08/15/2018

Re: Case 18-1432 - 346 Fernandina Avenue

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

Information

SUBJECT:

18-1432 CE Repeat	346 Fernandina Avenue	Kovich, Michelle	Heather Debevec
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CASE INFORMATION:

Case Initiated: May 12, 2018	Type of Presentation:	Repeat -Cont 7/18/2018
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OWNER:

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

Section(s): 16-46, 16-47, 16-48 (1)(5) - Outside Storage
Section(s): 11-11 - Storage of Commodities

CORRECTIVE ACTIONS:

1. Remove the appliances from the yard and driveway.
2. Remove the appliances and items from the open trailer.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 07/23/2018

Started On: 05/26/2018 08:41 AM

Special Magistrate Hearing

5.L.

Meeting Date: 08/15/2018

Re: Case 18-0873 - 1508 G Terrace

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

Information

SUBJECT:

18-0873 CE	1508 G Terrace	Green (ETAL), Willie	Heather Debevec
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CASE INFORMATION:

Case Initiated: March 21, 2018	Type of Presentation:	Regular - Cont 7/18/2018
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OWNER:

OWNER: Willie Green Louise Green 2904 Juanita Ave FT. Pierce, FL 34950	
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VIOLATIONS:

Section(s):
16-46, 16-47, 16-48 (10)(D) Non - Operable Vehicle
IPMC 304.1 Protective Treatment

CORRECTIVE ACTIONS:

1. Remove the non - operable or unregistered brown van and white car from the back yard.
2. Paint the bare peeling areas.

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: 07/23/2018

Started On: 06/07/2018 03:08 PM

Special Magistrate Hearing

5.M.

Meeting Date: 08/15/2018

Re: Case 18-0871 - 1506 G Terrace

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

Information

SUBJECT:

18-0871 CE	1506 G Terrace	Strong, Merdis	Heather Debevec
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CASE INFORMATION:

Case Initiated: March 21, 2018	Type of Presentation:	Regular - Cont. 7/18/2018
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OWNER:

OWNER: Merdis Strong 1506 G Terrace Ft. Pierce, FL 34950	TENANT: Harry Strong 1506 G Terrace FT. Pierce, FL 34950
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VIOLATIONS:

IPMC 304.2 Protective Treatment
IPMC 304.7 Roofs and Drainage
Section 16-46, 16-47, 16-48 (11) - Outside Storage Indoor Furniture

CORRECTIVE ACTIONS:

1. Paint the home.
2. Obtain a permit from the Building Department and repair the roof and roof of the porch.
3. Remove the school chairs from the yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 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: 07/23/2018

Started On: 06/07/2018 02:33 PM

Information

SUBJECT:

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

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

OWNER: Albert Spears C/O Frank Spears 820 N 10th Street Ft. Pierce, FL 34950	OTHER ADDRESS: Albert Spears Jr. 1009 Avenue I Ft. Pierce, FL 34950
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VIOLATIONS:

5-1.104.5 - Unsafe Building (covered windows)
IPMC 304.2 - Protective Treatment

FINDINGS/ORDER:

May 16, 2018 Special Magistrate Ross found Albert Spears responsible for the violations referenced above and gave him 15 days to comply or a fine of \$50.00 per day would be assessed.

ACTION DATES:

- June 6, 2018 an inspection was made, the property was not in compliance, the fines began.
- June 13, 2018 another inspection was made, the property was now in compliance, the fines stopped.
- June 26, 2018 received request from Mr. Spears granddaughter (Ella Hodge) for fines reduction/rescindment.
- Total fines accrued \$380.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order

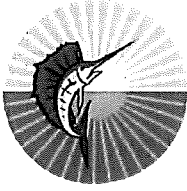
Aff of CM
Aff of Non Comp
Tax Card
3 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 06/27/2018 10:42 AM

Aug 15 9:00 am



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)

Date:	6-26-2018				
Property address:	909 Avenue I				
Owner(s) of record:	Albert Spears Jr. (Grandfather)				
Mailing address:	1009 Avenue I				
Property tax ID #:					
Original purchase date:			Original purchase price:		
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:	Albert Spears Jr.		Relationship to owner(s)	Self	
Telephone #:	772 940 6644		Mobile phone #:	772 940 3553	
E-mail:	elwimes@hotmail.com		Preferred contact method:	772 940.6644	
What are owner(s) intentions for property:	Remove back into ^{home} AS inspection with the Ship Program on 6-27-2018 for rehab by C.C. and move back into 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

\$ 380.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 380.00

DOLLAR AMOUNT I AGREE TO PAY

\$ Ø

Elk Hodge Wines
 Signature of Owner or Representative
6-26-2018
 Date
granddaddy

Elk Hodge Wines
 Printed Name



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: 100 909 Avenue I

Property Owner: Albert Spears Jr.

Mailing Address: 1009 Avenue I

Telephone #: 772 940 6644 Cell Phone #: 772 940 3553

E-Mail Address: ewimes@hotmail.com

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

I, Albert Spear Sr / Ella Hodge, 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:

Mr. Albert Spear Sr. retired from the City of Fort Pierce, only received \$1,100.00 dollars of retirement check and 210.00 monthly for another retirement to cover his monthly expenses due not have enough funds to pay this bill and ask the board please honor his request, because he not living there due to the storm damage and didn't understand why the board on the house needed be removed but now we understand due to the staff explain the reason why and after talking with them they was very helpful in this process. Thank you all for read this statement.

Date: 6-27-2018

Signed: Ella Hodge

Print Name: Ella Hodge

STATE OF FLORIDA

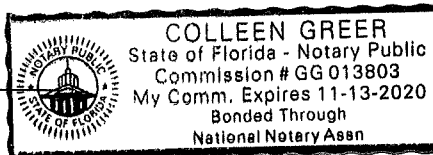
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Ella Hodge Wimes 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 us passport as identification.

SWORN TO AND SUBSCRIBED before me this 26th day of June, 2018.

Colleen Greer

Notary Public, State of Florida





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4439310 05/23/2018 02:04:42 PM
OR BOOK 4136 PAGE 292 - 292 Doc Type: ORD
RECORDING: \$10.00

CASE #: 18-0256

Property Address: 909 AVENUE I
Tax ID #: 2403-707-0017-000/5
Legal Description: RICHARD EDWARDS S/D LOT 17 (OR 733-2856: 1177-737)

Violator: ALBERT SPEARS
FRANK SPEARS
820 N 10TH ST
FT PIERCE, FL 34950

RE: Violation of Section(s): 5-1.104.5 Unsafe Building (covered windows), IPMC 304.2 Protective Treatment.

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 16, 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 ALBERT SPEARS failed to remove the plywood from the windows, and paint the home where it is bare and peeling 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 15 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$50.00.
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 21st day of May, 2018, Nunc Pro Tunc May 16, 2018.

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

21st DAY OF May, 2018.

Colleen Greer

Colleen Greer, Code Enforcement Clerk

Fran Ross

Fran Ross, Esq., Special Magistrate



AFFIDAVIT OF COMPLIANCE

RE: 909 AVENUE I
 CASE NO: 18-00000256

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4451216 06/26/2018 10:24:45 AM
 OR BOOK 4149 PAGE 1389 - 1389 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: ALBERT SPEARS
 % FRANK SPEARS
 820 N 10TH ST
 FT PIERCE, FL 34950

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 May 16, 2018, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.104.5 Unsafe Building (covered Window), IPMC 304.2 Protective Treatment of the Code of the City of Fort Pierce, Florida, as of this date: June 13, 2018.

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

Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4141 Page 1860. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

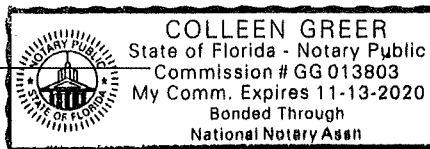
DATED this 13 day of June, 2018.

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 13th day of June, 2018.

NOTARY PUBLIC - STATE OF FLORIDA





AFFIDAVIT OF NON-COMPLIANCE

RE: 909 AVENUE I

CASE NO: 18-00000256

IN THE MATTER OF: ALBERT SPEARS
 % FRANK SPEARS
 820 N 10TH ST
 FT PIERCE, FL 34950

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 May 16, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.104.5 Unsafe Building (Covered Window), IPMC 304.2 Protective Treatment of the Code of the City of Fort Pierce, Florida, as of this date: June 6, 2018.

In accordance with the Order of Violation recorded in Book 4136 Page292, fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 6 day of June, 2018.

Heather Debevec, Code Enforcement Officer

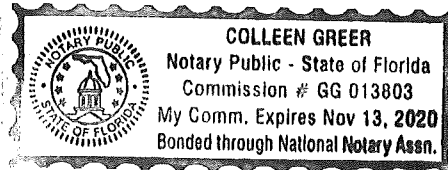
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4444188 06/07/2018 09:54:07 AM
 OR BOOK 4141 PAGE 1860 - 1860 Doc Type: AFF
 RECORDING: \$10.00

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

Colleen Greer
 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Property Identification

Site Address: 909 Avenue I Parcel ID: 2403-707-0017- Account #: 16091 Sec/Town/Range:
 000-5
 Map ID: 24/03S Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce
 03/35S/40E

Ownership

Albert Spears
 % Frank Spears
 820 N 10th St
 Fort Pierce, FL 34950

Legal Description

RICHARD EDWARDS S/D LOT 17 (OR 733-2856: 1177-737)

Current Values

Just/Market: \$14,700 Assessed: \$13,068
 Exemptions: \$13,068 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$14,700	\$13,068	\$13,068	\$0
2016	\$12,800	\$12,800	\$12,800	\$0
2015	\$12,800	\$12,800	\$12,800	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-06-1998	1177 / 0737	XX01	PB	Janie L Pettigrew	\$0
03-27-1991	0733 / 2856	XX01	WD		\$100

Primary Building Information

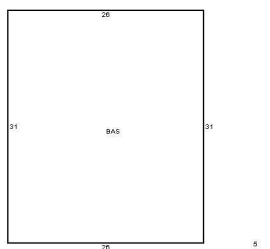
Finished Area of this building: 806 SF
 Gross Area of this building: 806 SF

Exterior Data

View: Roof Cover: Asph Shingle Roof Structure: Gable Building Type: HD-
 Year Built: 1954 Frame: Grade: D- Effective Year: 1960
 Primary Wall: Alum Siding Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	806
Gross Area (SF):	806
Land Size (acres):	0.14
Land Size (SF):	6,250
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY FAIR	1	55	2001

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

Case No: 18-0256

Address: 909 Avenue I

Date: August 15, 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 CORRECTED ISSUES. REMOVED
BROKEN FENCE, PAINTED BARE WOOD.

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

Administrative Cost Estimator

7/3/2018

Property Address: 909 AVENUE I Case #18-0256

Date case originated: 1/26/2018

Date case complied: 6/13/2018

Total time: 5 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>5</u>	\$250.00
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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: \$939.74

Information

SUBJECT:

15-0351 Massey	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 23, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Javier & Kenia Ceballo 1994 SE Floresta Drive Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5.1.105.1 Permit Required

FINDINGS/ORDER:

July 15, 2015 Special Magistrate Ross gave Javier & Kenia Ceballo 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per days would be assessed.

ACTION DATES:

1. November 22, 2016 an inspection was made, the violations were not in compliance, the fines began.
2. February 15, 2017 Special Magistrate Ross stopped the fines from accruing to allow time for violators to obtain the permit and comply with conditions of the permit.
3. April 5, 2018 an inspection was made, the violations are now in compliance.
4. June 20, 2018 received request for reduction/rescindment.
5. Total fines due \$8,530.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order
Aff of CM
Aff of Non Comp
Stop Fines

3 Criteria 2
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 06/27/2018 11:43 AM

8/15/18



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	6/20/18		
Property address:	308 N. 19th St Ft. Pierce, FL		
Owner(s) of record:	Kenia & Javier Ceballos		
Mailing address:	1994 SE Floresta Dr. PSL, FL 34983		
Property tax ID #:	2409-605-0052-000/7		
Original purchase date:	Nov 23, 2013	Original purchase price:	\$15,000
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:	Kenia & Javier Ceballos	Relationship to owner(s):	Self
Telephone #:	(305) 834-5984	Mobile phone #:	(305) 834-5984
E-mail:	Kenia.Javier333@Yahoo.com	Preferred contact method:	above
What are owner(s) intentions for property:	primary 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

\$ 8,530.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 8,530.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Signature of Owner or Representative

Date

6/20/18

Printed Name

Kenia Ceballos



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: 308 N. 19th St. Ft. Pierce, FL
Property Owner: Kenia & Javier Ceballos
Mailing Address: 1994 SE Floresta Dr. PSL, FL 34983
Telephone #: (305) 834-5984 Cell Phone #: (305) 834-5984
E-Mail Address: KeniaJavier333@yahoo.com

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

I, JAVIER CEBALLO, 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:

DUE TO OUR FINANCIAL SITUATION WE CANNOT AFFORD TO PAY THE FINE OF \$530⁰⁰. MY HUSBAND IS NOT WORKING AND I CAN BARELY PAY THE THIS BILLS WE DENE HAVE DONE OUR BEST THE YEARS TO MAKE THE PROPERTY AT 308 N 19TH ST LIVEABLE SINCE IT HAS BEEN VANDALIZED SEVERAL TIMES DURING OUR PROCESS OF REMODELING IT. THIS HAS PUT US IN DEPT SINCE WE USED OUR HOME DEBIT CARD FOR THE FIXER. MY INTENSIONS ARE TO FINALLY MOVE IN AND MAKE IT OUR FOR EVER HOME, PLEASE, I NEEDED YOUR HELP TO MAKE THIS HAPPEN, THANK YOU.

Date: 6/25/18

Signed: [Signature]

Print Name: JAVIER CEBALLO

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority JAVIER CEBALLO 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-DL as identification.

SWORN TO AND SUBSCRIBED before me this 25th day of June, 2018.

[Signature]
Notary Public, State of Florida



AMARIS ISABEL Gil.
MY COMMISSION # FF 914194
EXPIRES: August 30, 2019
Dendel Thru Budget Notary Services

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

SM CASE # 15-0351

RE: Violation of Section(s): 5.1.105.1 Permit Required

Violator: JAVIER & KENIA CEBALLO
1994 SE FLORESTA DR
PORT ST LUCIE, FL 34983

Property Address: 308 N 19TH ST Tax ID #: 2409-605-0052-000/7
Legal Description: FLORIANA PARK BLK 9 LOTS 4 AND 5-LESS ST- (OR 422-641)

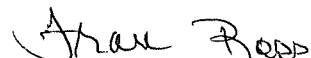
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 15, 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 JAVIER CEBALLO failed to obtain a permit prior to doing general construction, framing, drywall, electrical and re-roofing in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

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

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


DONE AND ORDERED this 16th day of July, 2015.



Fran Ross, Special Magistrate

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

16th DAY OF July, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4092511 07/17/2015 at 11:38 AM
OR BOOK 3768 PAGE 2913 - 2913 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 308 N 19TH ST
CASE NO: 15-00000351

IN THE MATTER OF: JAVIER & KENIA CEBALLO
1994 SE FLORESTA DR
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 dated July 16, 2015, 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: April 5, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3768 Page 2913. **This is not a release of lien.**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4444193 06/07/2018 09:54.07 AM
OR BOOK 4141 PAGE 1865 - 1865 Doc Type: AFF
RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 4th day of June, 2018.



Shaun Coss, Building Department Coordinator

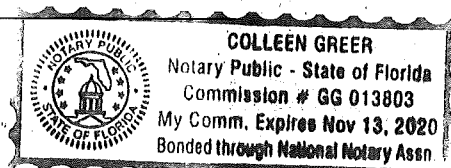
STATE OF FLORIDA
COUNTY OF ST. LUCIE

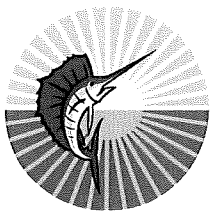
SWORN TO and SUBSCRIBED before me
this 5th day of June, 2018.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 308 N 19TH ST

CASE NO: 15-00000351

IN THE MATTER OF: JAVIER & KENIA CEBALLO
 1994 SE FLORESTA DR
 PORT ST LUCIE, FL 34983

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, 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 July 16, 2015, 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 22, 2016.

In accordance with the Order of Violation recorded in Book 3768 Page 2913, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of November, 2016.

Shaun Coss, Code Enforcement Officer

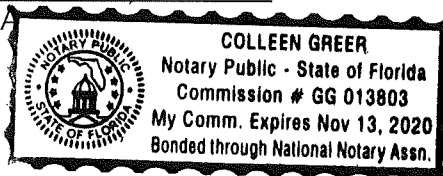
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4252221 11/29/2016 09:46:50 AM
 OR BOOK 3936 PAGE 1374 - 1374 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 22nd day of November, 2016

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY
CODE ENFORCEMENT

FORT PIERCE
Florida

February 22, 2018

Javier & Kenia Ceballo
1994 SE Floresta Drive
Port St. Lucie, FL 34983

Re: SM Case Number: 15-0351
Property address: 308 N 19th Street
Tax ID #: 2409-605-0052-000-7
Code section(s) in violation: 5-1.105.1 Permit Required

Dear Property Owner(s):

On February 21, 2018 Special Magistrate Ross took no action at this time to allow you the time for permit to close and final inspection made or the permit expires again.

Should the permit expire before the violation is in compliance the fines will start again.

After the issuance of the permit, compliance of the violations, and an inspection has been performed by the City of Ft. Pierce Building Department, Staff will reschedule the hearing for a reduction/rescindment of the fines.

Colleen Greer
Code Enforcement Clerk

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

Case No: 15-0351

Address: 308 N 19th Street

Date: August 15, 2018

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MODERATE

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(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 PERMITS FOR REPAIRS, RENEWED PERMITS & COMPLETED THE 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? NONE

Administrative Cost Estimator

8/9/2018

Property Address: 308 N 19th Street (15-0351)

Date case originated: 2/19/2015

Date case complied: not complied

Total time: _____ months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>0</u>	\$0.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	_____	\$0.00
-------------	---------	-------	--------

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	_____	\$0.00
Each additional Hearing	\$75.00	_____	\$0.00

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

Code Compliance Manager	\$75.00	_____	\$0.00
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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	_____	\$0.00
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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	_____	\$0.00
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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	_____	\$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: \$31.96

Information

SUBJECT:

16-2209 Massey	715 Citrus Avenue	Lakram, Roshini	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 19, 2016	Type of Presentation:	Massey
-----------------	--------------------	-----------------------	--------

OWNER:

OWNER: Roshini Lakram 5235 NW Jake Court Port St. Lucie, FL 34986	OCCUPIED BY:
--	--------------

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.7 Roofs & Drainage
- IPMC 304.10 Stairways, Decks, Porches & Balconies
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 309.1 Infestation
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 704.2.1 Smoke Alarms

FINDINGS/ORDER:

June 21, 2017 Special Magistrate Ross found Roshini Lakram responsible for the violations listed above and ordered 90 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. September 19, 2017 Building Department Investigator Coss authorized an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of the extension, the owner will have to go before the Special Magistrate to request another extension.
2. December 29, 2017 an inspection was made, the property was not in compliance, the fines began.
3. June 21, 2018 received letter from Mr. Lakram requesting you to stop the fines and allow

them additional time to comply.

4. Current balance as of June 28, 2018 is \$18,130.00 (\$30.00 recording fees)

RECOMMENDATION:

To be determined.

Attachments

Request

Order

Ext of Time Order

Aff of Non Comp

3 Criteria

Form Review

Form Started By: Colleen Greer

Final Approval Date: 08/09/2018

Started On: 06/28/2018 10:59 AM

RECEIVED

JUN 22 2018

CODE ENFORCEMENT
CITY OF PALM BEACH

June 21, 2018

Roshini Lakram
5235 NW Jake Ct
Port St. Lucie FL. 34986

Property Address: 715 Citrus Ave.
Case # 16-2209

To Whom It May Concern,

The following repairs are completed:

- Windows repaired or glazed
- Electrical permit pulled for kitchen outlets
- smoke detectors installed
- seal all cracks in walls
- place outlet covers
- sprayed for rat and insects

The only item not addressed was the structural permit need to combine to house. We searched our original closing documents in the hope of finding a diagram or plans of the house. With no luck. The building department has no plans on the house either.

The structure of the house is as is since it was purchased. We were hoping to find any documentation on this to keep the house in its existing floor plan.

After exhausting searches and going back and forth with building department, I have no choice to combine the house. It is taking a lot longer than expected. I have had several unexpected personal issues, that has delayed progress, which includes the death of my son. So, I am asking for a little more time to complete this final step.

Sincerely



Roshini Lakram



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 16-2209

Property Address: 715 CITRUS AVE

Tax ID #: 2410-707-0016-000/0

Legal Description: SADIE WHEELER'S S/D LOT 16-EX S 25 FT- (MAP 24/10E) (OR 1505-2243; 2186-1443)

Violator: ROSHINI LAKRAM
5235 NW JAKE CT
PORT ST LUCIE, FL 34986

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, IPCM 108.1.1 Unsafe Structure, IPCM 304.7 Roofs & Drainage, IPCM 304.10 Stairways, Decks, Porches & Balconies, IPCM 304.13 Windows, Doors & Frames, IPCM 304.13.1 Glazing, IPCM 305.3 Interior Surfaces, IPCM 305.4 Walking Surfaces, IPCM 309.1 Infestation, IPCM 506.2 Sanitary Drainage System Maintenance, IPCM 704.2.1 Smoke Alarms

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 ROSHINI LAKRAM failed to obtain a permit to revert the structure back to its original condition or obtain a permit and bring the rear unit up to code, install smoke alarms, repair or replace the roof where it is leaking, obtain a permit for the electrical modifications made in the kitchen, seal all holes and cracks in the walls and ceilings allowing entry of insects and rodents, have the property treated for the infestation of rats and termites, repair or replace all termite damaged wood, repair or replace all broken window glazing, remove the plywood from the windows, repair or replace all damaged or missing window hardware, repair all leaking drain line piping, replace the weather stripping around the doors so that the doors are watertight, replace all damaged electrical outlet and switch faceplates, and replace the concrete entry steps and all appurtenances 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 90 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 Special Magistrate's decision to the Circuit Court of St. Lucie County.

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


Fran Ross, Special Magistrate

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

3rd DAY OF June, 2017.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4322616 06/23/2017 08:58:20 AM
OR BOOK 4011 PAGE 1642 - 1642 Doc Type: ORD
RECORDING: \$10.00



NOTICE OF EXTENSION OF TIME

RE: 715 CITRUS AVE
CASE NO: 16-00002209

IN THE MATTER OF: ROSHINI LAKRAM
5235 NW JAKE CT
PORT ST LUCIE, FL 34986

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

That I have found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated June 21, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4011 Page 1642 is granted an extension of 90 days.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4351813 09/22/2017 01:55:49 PM
OR BOOK 4043 PAGE 1544 - 1544 Doc Type: NOT
RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 19th day of September, 2017.



Shaun Coss, Building Department Investigator

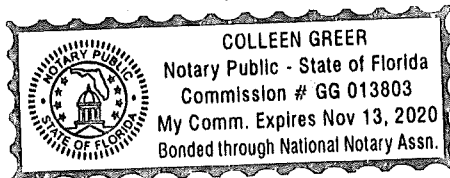
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 19th day of September, 2017.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 715 CITRUS AVE

CASE NO: 16-00002209

IN THE MATTER OF: ROSHINI LAKRAM
5235 NW JAKE CT
PORT ST LUCIE, FL 34986

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 21, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 304.7, IPMC 304.10, IPMC 304.13, IPMC 304.13.1, IPMC 305.3, IP<C 305.4, IPMC 309.1, IP<C 506.2, IPMC 704.2.1 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 4011 Page 1642, 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

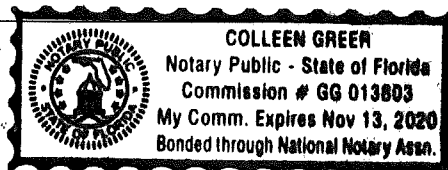
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4387355 01/04/2018 04:13:49 PM
OR BOOK 4083 PAGE 1454 - 1454 Doc Type: AFF
RECORDING: \$10.00

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:



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

Case No: 16-2209

Address: 715 Citrus Avenue

Hearing Date: August 15, 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 PERMIT FOR ROOF WORK. OTHER VIOLATIONS STILL IN 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? **NUMEROUS**

Special Magistrate Hearing**6.D.****Meeting Date:** 08/15/2018**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. 7/18/2018
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OWNER:

PREVIOUS OWNER: Jan Reno (deceased) 1709 Garfield Street Bastrop, TX 78602	CURRENT OWNER: 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

Rec Reduction
Request
Will
Sec Notice
Tax Card
Aff of Non Comp
Order
Corr
3 Criteria

Form Review

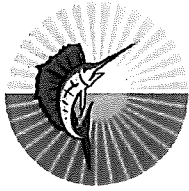
Form Started By: Colleen Greer
Final Approval Date: 07/23/2018

Started On: 05/08/2018 11:40 AM

RECEIVED

AUG 09 2018

CODE ENFORCEMENT
CITY OF FT. PIERCE



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
CODE ENFORCEMENT FINES (MASSEY CASE)**

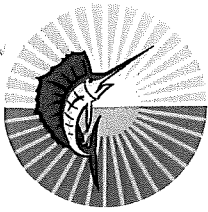
Date:	August 7 th , 2018				
Property address:	1310 BOSTON AVE FORT PIERCE FL. 34950				
Owner(s) of record:	NORELIA B. & JEAN C. SIMON				
Mailing address:	1310 BOSTON AVE FORT PIERCE FL. 34950				
Property tax ID #:	2409-813-0023-000/4				
Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JEAN SIMON		Relationship to owner(s)	SPOUSE	
Telephone #:	772 940 3401		Mobile phone #:		
E-mail:	ROSSAM 06@gmail.com		Preferred contact method:	MAIL	
What are owner(s) intentions for property:					
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 \$ 2330

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2330

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Jean C Simon Aug 8, 2018 JEAN C. SIMON
Signature of Owner or Representative Date Printed Name



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: 1310 BOSTON AVE. FORT PIERCE FL. 34950

Property Owner: NORELIA B. & JEAN C. SIMON

Mailing Address: 1310 BOSTON AVE. FORT PIERCE FL. 34950

Telephone #: 772 940 3401 Cell Phone #: _____

E-Mail Address: ROSSAM06@gmail.com

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

I, JEAN C. SIMON, 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:

On January 2018. I TRIED TO fix a part of the ~~B~~ PARKING Roof.
by a TECHNICIAN. IT WAS REPORTED THAT WE WERE UNDER
VIOLATION After receiving a notice from the CITY.

WE QUICKLY CAME TO THE CITY DEPARTMENT TO PULL AN
AUTHORISATION. WE WERE TOLD TO HAVE THE JOB done by LICENSED
ARCHITECT AND ENGINEER. SO WE DID.

IT TOOK THE ARCHITECT SO LONG TO HAVE THE PLAN APPROVED
by THE BUILDING DEPARTMENT.

AFTER SUPERVISING AND COMPLETING THE WORK, IT ALSO TOOK
TIME FOR THE CITY TO SEND 2 INSPECTORS TO CONFIRM THE
WORK WAS COMPLIED WITH THE REQUIREMENT. UNTIL THIS AUGUST 6TH
WE RECEIVED THAT FINE TO PAY.

Date: AUGUST 7TH, 2018

Signed:

Jean C Simon

Print Name:

JEAN C. SIMON

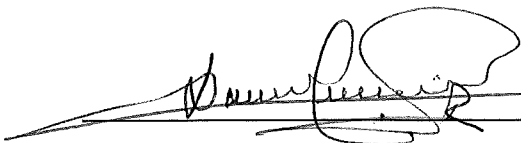
STATE OF FLORIDA

COUNTY OF ST. LUCIE

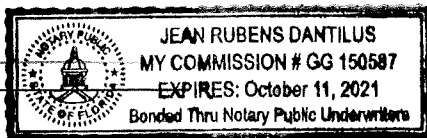
PERSONALLY APPEARED before me, the undersigned authority

JEAN SIMON 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
Florida Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 8th day of August, 2018.



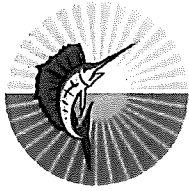
Notary Public, State of Florida



RECEIVED

AUG 09 2018

CODE ENFORCEMENT
CITY OF FT. PIERCE



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
CODE ENFORCEMENT FINES (MASSEY CASE)**

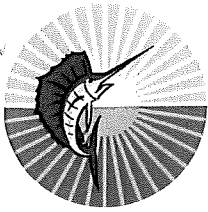
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Mailing address:	1310 BOSTON AVE FORT PIERCE FL. 34950				
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Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JEAN SIMON		Relationship to owner(s)	SPOUSE	
Telephone #:	772 940 3401		Mobile phone #:		
E-mail:	ROSSAM 06@gmail.com		Preferred contact method:	MAIL	
What are owner(s) intentions for property:					
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 \$ 2330

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2330

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Jean C Simon Aug 8, 2018 JEAN C. SIMON
Signature of Owner or Representative Date Printed Name



REQUEST FOR REDUCTION OF PENALTY

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INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
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Property Owner: NORELIA B. & JEAN C. SIMON

Mailing Address: 1310 BOSTON AVE. FORT PIERCE FL. 34950

Telephone #: 772 940 3401 Cell Phone #: _____

E-Mail Address: ROSSAM06@gmail.com

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

I, JEAN C. SIMON, 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:

On January 2018. I TRIED TO fix a part of the ~~B~~ PARKING roof.
by a TECHNICIAN. IT WAS REPORTED THAT WE WERE UNDER
VIOLATION After receiving a notice from the CITY.

WE QUICKLY CAME TO THE CITY DEPARTMENT TO PULL AN
AUTHORISATION. WE WERE TOLD TO HAVE THE JOB done by LICENSED
ARCHITECT AND ENGINEER. SO WE DID.

IT TOOK THE ARCHITECT SO LONG TO HAVE THE PLAN APPROVED
by THE BUILDING DEPARTMENT.

AFTER SUPERVISING AND COMPLETING THE WORK, IT ALSO TOOK
TIME FOR THE CITY TO SEND 2 INSPECTORS TO CONFIRM THE
WORK WAS COMPLIED WITH THE REQUIREMENT. UNTIL THIS AUGUST 6TH
WE RECEIVED THAT FINE TO PAY.

Date: AUGUST 7TH, 2018

Signed:

Jean C Simon

Print Name:

JEAN C. SIMON

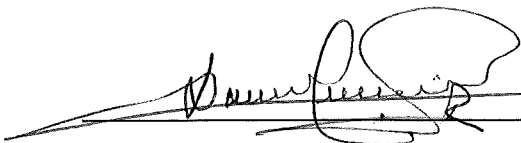
STATE OF FLORIDA

COUNTY OF ST. LUCIE

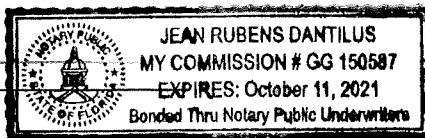
PERSONALLY APPEARED before me, the undersigned authority

JEAN SIMON 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
Florida Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 8th day of August, 2018.



Notary Public, State of Florida



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 30th, 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

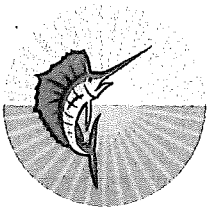
Page 2 of 2
Rule reference: 5.470, 5.475, 5.530
Statute reference: 734.102, 734.1025, 735.206

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

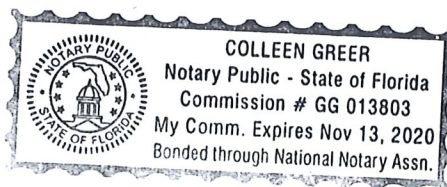
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 21st 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 14th 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

14th DAY OF September 2017.

Colleen Greer
Colleen Greer, Code Enforcement Clerk

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

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

History:  This message has been replied to.

Hi Heather

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

Thanks
JimG

To whom it may concern,

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

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

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

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

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

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

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

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

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

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

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

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

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

Thanks

Jim Greenfield

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

Case No: 17-0947

Address: 1021 Avenue M

Date: May 2, 2018

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? LOT CLEARING WAS DONE BY OUR CONTRACTOR. PAINTING AND BOARD UP BY THE OWNER. THE WEST TRIM STILL NEEDS REPAIR.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? N/A NEW OWNER

Information

SUBJECT:

17-0069 Massey - Ext.	208 N 19th Street	Hicks, Cecil & Cassandra	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 13, 2017	Type of Presentation:	Massey - Ext. of Time
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OWNER:

OWNER: Cecil & Cassandra Hicks 5810 Spanish River Drive Fort Pierce, FL 34951	OCCUPIED BY:
--	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

June 7, 2017 the Special Magistrate found Cecil & Cassandra Hicks responsible for the violations referenced above and gave them 60 days to bring the property into compliance or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. August 16, 2017 the Building Department Investigator exercised his authorization to grant an extension of 90 days and issued a warning that if the property doesn't come into compliance by the end of extension the owner will have to go before the Special Magistrate or Code Board to request another extension.
2. November 7, 2017 an inspection was made, the property was not in compliance, the fines began.
3. July 27, 2018 received request to stop the fines from accruing and allow more time to comply.
4. As of today's date, July 30, 2018 the accrued fines are \$26,530.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Order

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

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/30/2018 09:47 AM



Re: 906 North 22 Street
chicksnp
to:
Shaun Coss
06/28/2018 04:27 PM
Hide Details
From: chicksnp@gmail.com
To: Shaun Coss <SCoss@city-ftpierce.com>
History: This message has been replied to.

Hi Sean, I received your message can you please give me an extension on 906 North 22nd Street

Sent from my iPhone

On Jun 4, 2018, at 9:49 AM, Shaun Coss <SCoss@city-ftpierce.com> wrote:

Good morning Cassandra,

This is the case for the house that has had extensive work done without permits. It went to the Special Magistrate in June, you were provided 60 days to comply. In August I granted a 90 day extension and in November the fines began since the permits were not issued. At this time, the permit still has not been issued. I haven't received a phone message from you recently. If you'd like to discuss this further please respond to the email or call me at (772) 467-3187.

Best regards,

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

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

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



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

From: chicksnp@gmail.com
To: Shaun Coss <SCoss@city-ftpierce.com>
Date: 06/01/2018 04:42 PM
Subject: Re: 906 North 22 Street

Hi Sean, this is Cassandra Hicks regarding 208 North 19th Street, I reached out to you last week regarding an \$18,000 fine on my property. Please get back to me regarding my message.

Sent from my iPhone

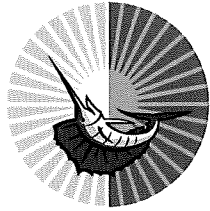
On Mar 13, 2018, at 11:52 AM, Shaun Coss <SCoss@city-ftpierce.com> wrote:

Colleen,

Per the request below, please re-schedule case 17-1356 for the Special Magistrate Ross hearing in May.

Best regards,

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



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 17-0069

Property Address: 208 N 19TH ST
Tax ID #: 2409-605-0015-000/6
Legal Description: FLORIANA PARK BLK 5 LOTS 6 AND 7-LESS ST-(OR 756-652)

Violator: CECIL & CASSANDRA HICKS
5810 SPANISH RIVER DR
FT PIERCE, FL 34951

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 June 07, 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 CECIL & CASSANDRA HICKS failed to obtain a permit for the entire residential rehabilitation including but not limited to truss work, sheathing replacement, dry-in of roof, drip edge, soffit, fascia, replacement of exterior walls, infill of openings, demolition of overhangs, new windows, new doors, complete interior rehabilitation to include drywall, insulation, ductwork, 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. 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 Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 9th day of June, 2017.

Frank Blandino, Special Magistrate

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

9th DAY OF June, 2017.

Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4317994 06/09/2017 01:44:08 PM
OR BOOK 4006 PAGE 1811 - 1811 Doc Type: ORD
RECORDING: \$10.00



NOTICE OF EXTENSION OF TIME

RE: 208 N 19TH ST
 CASE NO: 17-00000069

IN THE MATTER OF: CECIL & CASSANDRA HICKS
 5810 SPANISH RIVER 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 found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated June 09, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4006 Page 1811 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 16th day of August, 2017.



 Shaun Coss, Building Department Investigator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

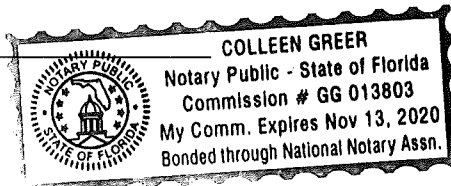
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4341923 08/17/2017 01:49:56 PM
 OR BOOK 4032 PAGE 1496 - 1496 Doc Type: NOT
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 17th day of August, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: **208 N 19TH ST**

CASE NO: **17-0000069**

IN THE MATTER OF: CECIL & CASSANDRA HICKS
 5810 SPANISH RIVER 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 Special Magistrate's order dated June 09, 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 4006 Page 1811, fines in the amount of \$100.00 shall commence on this date.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4368455 11/07/2017 01:20:40 PM
 OR BOOK 4062 PAGE 1110 - 1110 Doc Type: AFF
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of November, 2017.

Shaun Coss

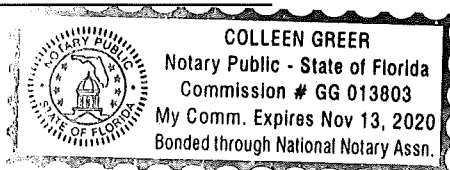
Shaun Coss, Building Department Investigator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 7th day of November, 2017.

Colleen Greer
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Property Identification

Site Address: 208 N 19th ST Parcel ID: 2409-605-0015- Account #: 22024 Sec/Town/Range:
 000-6 09/35S/40E
 Map ID: 24/09N Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Cecil Hicks
 Cassandra Hicks
 5810 Spanish River Dr
 Fort Pierce, FL 34951

Legal Description

FLORIANA PARK BLK 5 LOTS 6 AND 7-LESS ST- (OR
 3651-2810)

Current Values

Just/Market: \$22,100 Assessed: \$22,100
 Exemptions: \$0 Taxable: \$22,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$22,100	\$22,100	\$0	\$22,100
2016	\$20,200	\$20,200	\$0	\$20,200
2015	\$40,100	\$40,100	\$0	\$40,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-14-2014	3651 / 2810	0112	SP	HSBC Bank USA NA (TR)	\$28,000
03-25-2014	3615 / 2162	0112	CT	Smith James T	\$12,100
09-16-1991	0756 / 0652	XX00	WD	O'Quinn Osborne W	\$39,800

Primary Building Information

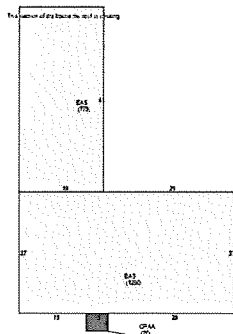
Finished Area of this building: 1,296 SF
 Gross Area of this building: 2,095 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD+
Year Built: 1952	Frame:	Grade: D+	Effective Year: 1952
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,296
Gross Area (SF):	2,095
Land Size (acres):	0.31
Land Size (SF):	13,300
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	80	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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 17-0069

Address: 208 N 19th Street

Date: August 15, 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 HIRED A CONTRACTOR TO APPLY FOR NECESSARY PERMITS.**

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**

Information

SUBJECT:

17-0753 Massey - Ext.	927 N US Highway 1	TTT Utopia, Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 10, 2017	Type of Presentation:	Massey - Ext of Time
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OWNER:

OWNER: TTT Utopia, Inc. 1874 SW Starman Ave. Port St. Lucie, FL 34953	OCCUPIED BY: SSS Inlet Bait & Tackle, Inc. 927 N US Hwy 1 Ft. Pierce, FL 34950
OTHER ADDRESSES: Carmen Sohan Reg. Agent for TTT Utopia, Inc. 5463 NW Crooked Street Port St. Lucie, FL 34986	OTHER ADDRESSES: TTT Utopia Inc. P. O. Box 5596 Ft. Piere, FL 34954

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building.
Section(s): 5-1.105.1 Permit Required.

FINDINGS/ORDER:

July 19, 2017 the Special Magistrate found TTT Utopia Inc. responsible for the violations referenced above and gave them 5 days to remove the exterior door and 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 would be assessed until the violations are corrected.

ACTION DATES:

1. September 19, 2017 - The Building Department Investigator exercised his authorization to grant an extension of 90days 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 20, 2017 - An inspection was made the property was not in compliance, the fines began.
3. August 1, 2018 - Received letter requesting more time.
4. August 3, 2018 - As of this date the accumulated fines are \$56,530.00 (includes \$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card

Order

Ext of Time

Aff of Non Comp

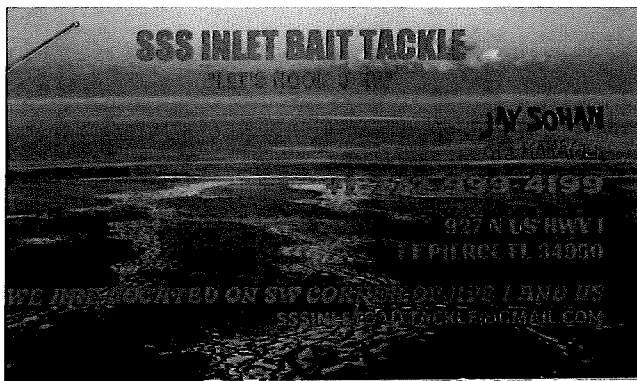
3 Criteria

Form Review

Form Started By: Colleen Greer

Final Approval Date: 08/09/2018

Started On: 08/03/2018 09:40 AM



INLET BAIT TACKLE INC
927 N US HWY 1, FORT PIERCE FL, FL 34950
772-999-4199
INLETBAITTACKLE@GMAIL.COM

AUGUST 1ST 2018

CITY OF FT PIERCE
City Hall at 100 N
US Hwy 1, Fort Pierce, FL 34950.
Code Enforcement Division

TO WHOM IT MAY CONERN

I am writing this letter to keep you updated of our progress, we are waiting on completion of engineer's drawings for outside shed located at back of building. The plans are 95% complete. I have spoken with Engineer and he has assure one week to completion.

We ask for your patients and consideration in this matter. Inlet Bait INC will like to keep its doors open and avoid any future liens. Please review attached drawings as you will see, we are almost there 95% completed.

Yours Respectfully
Sanjai S Sohan & Carmen R Sohan

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

Property Identification

Site Address: 927 N US HIGHWAY 1
Map ID: 24/03S

Parcel ID: 2403-706-0001-000-7
Zoning: C3

Account #: 16054
Use Type: 1100

Sec/Town/Range: 03/35S/40E
Jurisdiction: Fort Pierce

Ownership

TTT Utopia Inc
1874 SW Starman AVE
Port St Lucie, FL 34953

Legal Description

PLAT OF ALTADENA LOTS 1, 2, 21 AND 22 (OR 3973-2200)

Current Values

Just/Market:	\$289,600	Assessed:	\$289,600	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$289,600	2017	\$289,600	\$289,600	\$0	\$289,600
				2016	\$289,300	\$289,300	\$0	\$289,300
				2015	\$278,900	\$278,900	\$0	\$278,900

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-08-2017	3973 / 2200	0112	WD	RENASANT BANK INC	\$225,000
05-25-2016	3872 / 0729	0118	CT	Inlet Bait LLC	\$130,200
11-02-2007	2904 / 0813	XX01	WD	Islands Fish Grill Co	\$341,000

Primary Building Information

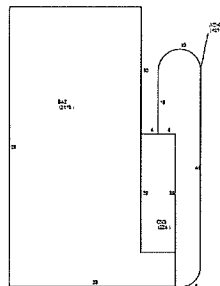
Finished Area of this building: 2,110 SF
Gross Area of this building: 2,735 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: STRH
Year Built: 1980	Frame:	Grade: Y_B+	Effective Year: 1995
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall: Wood/Sheath

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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

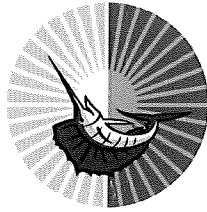


Total Areas

Finished/Under Air (SF):	2,110
Gross Area (SF):	2,735
Land Size (acres):	0.78
Land Size (SF):	33,786
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	11600	1973
CHAINLINK 6'	1	162	1973
CONCRETE LOW	1	1300	1973
CEMENT CURB	1	132	1973
SINGLE LIGHT	1	5	1980
WOOD FEN 6'	1	384	1980



CASE #: 17-0753

Property Address: 927 N US HWY 1

Tax ID #: 2403-706-0001-000/7

Legal Description: PLAT OF ALTADENA LOTS 1, 2, 21 AND 22 (OR 2904-813)

Violator: TTT UTOPIA INC
1874 SW STARMAN AVE
PORT ST LUCIE, FL 34953

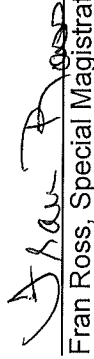
RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 19, 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 TTT UTOPIA INC failed to keep the exterior door on the un-permitted addition open during business hours and to obtain a permit to demolish or reconstruct the rear addition to meet all code requirements 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 exterior door is not removed within 5 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 \$250.00. The violators are to be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.
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) 467-3000, 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.

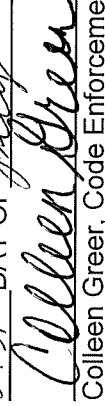
DONE AND ORDERED this 21st day of July, 2017, Nunc Pro Tunc
July 19, 2017.

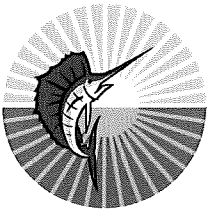

Fran Ross, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4333022 07/21/2017 02:17:33 PM
OR BOOK 4022 PAGE 2146 - 2146 Doc Type: ORD
RECORDING: \$10.00

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

21st DAY OF July, 2017.


Colleen Greer, Code Enforcement Clerk



NOTICE OF EXTENSION OF TIME

RE: 927 N US HWY 1
CASE NO: 17-00000753

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4351814 09/22/2017 01:55:49 PM
OR BOOK 4043 PAGE 1545 - 1545 Doc Type: NOT
RECORDING: \$10.00

IN THE MATTER OF: TTT UTOPIA INC
1874 SW STARMAN AVE
PORT ST LUCIE, FL 34953

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

That I have found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated July 19, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4022 Page 2146 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 19th day of September, 2017.



Shaun Coss, Building Department Investigator

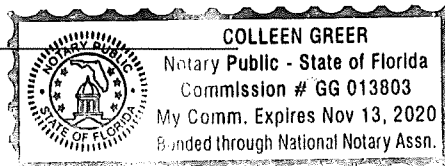
STATE OF FLORIDA
COUNTY OF ST. LUCIE

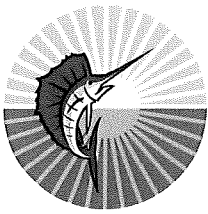
SWORN TO and SUBSCRIBED before me
this 19th day of September, 2017.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 927 N US HWY 1

CASE NO: 17-00000753

IN THE MATTER OF: TTT UTOPIA INC
1874 SW STARMAN AVE
PORT ST LUCIE, FL 34953

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 July 21, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: December 20, 2017.

In accordance with the Order of Violation recorded in Book 4022 Page 2146, fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of December, 2017.



Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

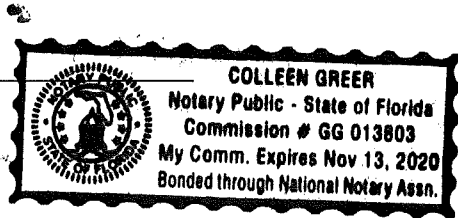
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4387365 01/04/2018 04:13:49 PM
OR BOOK 4083 PAGE 1464 - 1464 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 20th day of December, 2017



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 17-1147

Address: 1905 Sunrise Blvd.

Date: August 15, 2018

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: _____

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

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? _____

Information

SUBJECT:

17-1147 Massey	1905 Sunrise Boulevard	McKuhen, Donna J	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 24, 2016	Type of Presentation:	Massey
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OWNER:

ORIGINAL OWNER: Donna J McKuhen 1703 Rio Vista Drive Ft. Pierce, FL 34949	PREVIOUSLY OCCUPIED BY: Elizabeth Birmingham 1905 Sunrise Boulevard Ft. Pierce, FL 34950
---	--

CURRENT OWNERS OF RECORD: Andrew Makowski 289 Dulamo Road Saint Helena Island, SC 29920 (Second Address) 3936 62nd Avenue Vero Beach, FL 32966	CURRENT OWNERS OF RECORD: Joshua McKuhen 289 Dulamo Road Saint Helena Island, SC 29920 (Second Address) 3936 62nd Avenue Vero Beach, FL 32966
---	--

VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage
Section(s): 16-46, 16-47, 16-48 (11) Outside Storage - Indoor Furniture
Section(s): 16-46, 16-47, 16-48 - Nuisance as a Condition

FINDINGS/ORDER:

August 16, 2017 Special Magistrate Ross found Elizabeth N Birmingham responsible for the violations listed above and gave her 10 days to bring the violations into compliance or a fine of \$50.00 per day would be assessed.

ACTION DATES:

1. December 8, 2017 an inspection was made by the Code Enforcement Officer at that time (Andy Avery). The property was not in compliance, the fines began.
2. June 4, 2018 prior to recording a lien on the property, Staff learned Ms. McKuhen was deceased and the new owner's of record were Andrew Makowski and Joshua McKuhen. Send a notice to them advising of the accruing fines.
3. July 11, 2018 another inspection was made by current Code Enforcement Officer Isaac

Saucedo. The violations were now in compliance and the fines were stopped.

4. August 2, 2018 learned of an email address for the property manager, Todd Frier. Staff contacted him to advise of the fines accruing and send reduction/rescindment form.
5. August 3, 2018 received reduction/rescindment form from the Frier.
6. The total fines are \$11,180.00 (includes \$40.00 recording fees).

RECOMMENDATION:

To be determined.

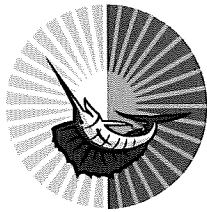
Attachments

Order
Aff of Non Comp
Aff of Non Comp
Notice of Death
Tax Card
Aff of CM
3 Criteria

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 08/03/2018 10:32 AM



THE SUNRISE CIT
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 17-1147

Property Address: 1905 SUNRISE BLVD

Tax ID #: 2415-703-0121-000/2

Legal Description: SUNRISE ESTATES BLK 9 LOT 9-LESSTRIANGULAR PARCEL AS DESC IN DBK197-537- (OR 833-652)

Violator: ELIZABETH N BIRMINGHAM
1905 SUNRISE BLVE
FT PIERCE, FL 34950


RE: Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage, 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture, 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 August 16, 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 ELIZABETH N BIRMINGHAM failed to remove all outside storage of trash, trash bags, boxes, wood panels, shopping cart, and any other miscellaneous items from the yard and porch, remove the stool, inside stroller, toy bed, and any other inside furniture from the yard and driveway, clean up the property where it is esthetically pleasing to the neighborhood 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 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$50.00.
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 17th day of August, 20 17.


Fran Ross, Special Magistrate

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

17th DAY OF August, 20 17.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4341941 08/17/2017 01:49:56 PM
OR BOOK 4032 PAGE 1514 - 1514 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF NON-COMPLIANCE

RE: 1905 SUNRISE BLVD

CASE NO: 17-00001147

IN THE MATTER OF: DONNA J MCKUHEN (EST)
1703 RIO VISTA DR
FT PIERCE, FL 34949

BEFORE ME, the undersigned authority, personally appeared Andy Avery, 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 August 16, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) Outside Storage 16-46, 16-47, 16-48, (1)(5), Outside Storage - Indoor Furniture (11), Nuisance As A Condition 16-46, 16-47, 16-48. of the Code of the City of Fort Pierce, Florida, as of this date: December 8, 2017.

In accordance with the Order of Violation recorded in Book 4032 Page 1514, fines in the amount of \$50.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of December, 2017.



Andy Avery, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4379703 12/12/2017 02:34:04 PM
OR BOOK 4074 PAGE 2141 - 2141 Doc Type: AFF
RECORDING: \$10.00

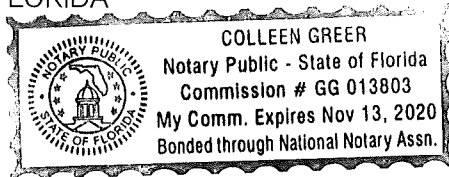
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 11th day of December, 2017.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 1905 SUNRISE BLVD

CASE NO: 17-00001147

IN THE MATTER OF: DONNA J MCKUHEN (EST)
1703 RIO VISTA DR
FT PIERCE, FL 34949

BEFORE ME, the undersigned authority, personally appeared Andy Avery, 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 August 16, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) Outside Storage 16-46, 16-47, 16-48, (1)(5), Outside Storage - Indoor Furniture (11), Nuisance As A Condition 16-46, 16-47, 16-48. of the Code of the City of Fort Pierce, Florida, as of this date: December 8, 2017.

In accordance with the Order of Violation recorded in Book 4032 Page 1514, fines in the amount of \$50.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 7th day of December, 2017.



Andy Avery, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4379703 12/12/2017 02:34:04 PM
OR BOOK 4074 PAGE 2141 - 2141 Doc Type: AFF
RECORDING: \$10.00

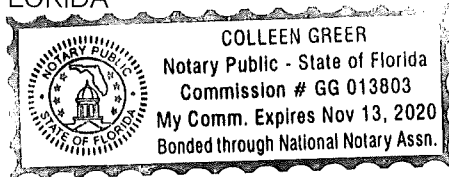
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 11th day of December, 2017.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



Filing # 57518170 E-Filed 06/08/2017 04:27:40 PM

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF File No. 2017CP000337
DONNA JILL LYNETTE MCKUHEN

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

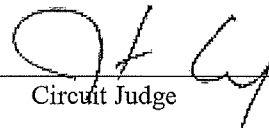
WHEREAS, Donna Jill Lynette McKuhen, a resident of 1703 Rio Vista Drive, Fort Pierce, Florida 34949 died on December 18, 2014, owning assets in the State of Florida, and

WHEREAS, Andrew MaKowski has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Andrew MaKowski duly qualified under the laws of the State of Florida to act as personal representative of the estate of Donna Jill Lynette McKuhen, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on _____, _____.

11:29 am, Jun 08 2017


Circuit Judge

2017CP000337 - MAKOWSKI, ANDREW vs KUHEN, DONNA JILL LYNETTE

SUMMARY

Judge: CROOM, JANET C Case Type: FORMAL ADMINISTRATION Status: OPEN
 Case Number: 2017CP000337 Uniform Case Number: 562017CP000337FMXXXX
 Clerk File Date: 3/9/2017 Status Date: 3/9/2017
 SAO Case Number: Total Fees Due: 0.00
 Agency: Agency Report #: Custody Location:

PARTIES

TYPE	PARTY NAME	ADDRESS	ATTORNEY
PRECEDENT	MCKUHEN, DONNA JILL LYNETTE	1703 RIO VISTA DRIVE FORT PIERCE, FL 34949	
PERSONAL REPRESENTATIVE	MAKOWSKI, ANDREW	289 DULAMO ST. HELENA, SC 29920	LULICH, STEVEN (Main Attorney)
HEIR	MAKOWSKI, ANDREW	1905 SUNRISE BLVD FT PIERCE, FL 34982	
HEIR	MCKUHEN, JOSHUA	29 MARTIN LANE SEABROOK, SOUTH CAROLINA 29940	

EVENTS

DATE	EVENT	JUDGE	LOCATION	RESULT
No Events on Case				

CASE HISTORY

CASE NUMBER	CHARGE DESCRIPTION	CASE STATUS	DISPOSITION	OUTSTANDING AMOUNT	NEXT EVENT	ALERTS
No Additional Cases						

FEES

QUANTITY	CODE	DESCRIPTION	ASSESSMENT	PAID	WAIVED	BALANCE	PAYMENT PLAN / JUDGMENT	DUE DATE
	FORMAL ADMIN	FORMAL ADMIN	\$400.00	\$400.00	\$0.00	\$0.00		

RECEIPTS

DATE	RECEIPT #	APPLIED AMOUNT
3/10/2017	2017000019464	\$400.00

CASE DOCKETS

REQ#	IMAGE	DIN	DATE	ENTRY
27	Request	19	7/26/2017	PROOF OF SERVICE (V)
26	Request	18	7/18/2017	PROOF OF SERVICE OF NOA (V)
25	Request	17	7/18/2017	NOTICE TO CREDITORS (V)
24	Request	16	7/18/2017	PROOF OF PUBLICATION TO CREDITORS (V)
23	Request	0	6/12/2017	LETTERS OF ADMINISTRATION (V) - Recorded (Other.4006.2816 / 4318316) (V)
22	Request	0	6/12/2017	OATH OF GUARDIAN/PERSONAL REPRESENTATIVE 3971/2527 - Recorded (Other.4006.2814 / 4318315) (V)
21	Request	0	6/12/2017	CODICIL (V) - Recorded (Other.4006.2810 / 4318313) (V)
20	Request	0	6/12/2017	WILL ON PROBATE (V) - Recorded (Other.4006.2769 / 4318300) (V)
19	Request	0	6/12/2017	ORDER ADMITTING WILL & APPOINTING PERSONAL REPRESENTATIVE (V) - Recorded (Other.4006.2746 / 4318295) (V)
18	Request	15	6/8/2017	ORDER ADMITTING WILL & APPOINTING PERSONAL REPRESENTATIVE (V)
17	Request	14	6/8/2017	LETTERS OF ADMINISTRATION (V)
16	Request	13	6/1/2017	DEATH CERTIFICATE (ORIGINAL) (V)

SEQ#	IMAGE	DIN	DATE	ENTRY
15	Request	12	5/24/2017	MEMORANDI LAW (V)
14	Request	11	3/14/2017	CODICIL (V)
13	Request	10	3/14/2017	WILL ON PROBATE (V)
12	1	9	3/14/2017	DEATH CERTIFICATE (ORIGINAL) (V)
11	Request	0	3/10/2017	AFFIDAVIT NO FLORIDA ESTATE TAX DUE (V) - Recorded (Other.3971.2529 / 4285713) (V)
10	Request	8	3/10/2017	OATH OF GUARDIAN/PERSONAL REPRESENTATIVE 3971/2527
9	Request	0	3/10/2017	PETITION FOR ADMINISTRATION (V) - Recorded (Other.3971.2507 / 4285710) (V)
8		7	3/10/2017	CIRCUIT JUDGE CROOM, JANET: ASSIGNED
7		6	3/10/2017	PLAINTIFF ATTORNEY: LULICH, STEVEN ASSIGNED
6	Request	5	3/9/2017	AFFIDAVIT NO FLORIDA ESTATE TAX DUE (V)
5	Request	4	3/9/2017	OATH OF PERSONAL REPRESENTATIVE (V)
4	3	3	3/9/2017	PETITION FOR ADMINISTRATION (V)
3		2	3/9/2017	DEFENDANT ATTORNEY: LULICH, STEVEN ASSIGNED
2		1	3/9/2017	CASE FILED 03/09/2017 CASE NUMBER 2017CP000337
1		0	3/9/2017	PAYMENT \$400.00 RECEIPT #2017000019464 RECEIVED FOR FILING NUMBER 53507270 VIA FILINGPAYMENTS20170309235959.TXT.

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

Property Identification

Site Address: 1905 Parcel ID: 2415-703-0121- Account #: 25021 Sec/Town/Range:
 SUNRISE BLVD 000-2 16/35S/40E
 Map ID: 24/16S Zoning: R1 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Andrew Makowski
 Joshua McKuhen
 289 Dulamo RD
 St Helena Is, SC 29920

Legal Description

SUNRISE ESTATES BLK 9 LOT 9-LESSTRIANGULAR
 PARCEL AS DESC IN DBK197-537- (OR 833-652; 4111-1768)

Current Values

Just/Market: \$61,400 Assessed: \$51,150
 Exemptions: \$0 Taxable: \$51,150

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$61,400	\$51,150	\$0	\$51,150
2016	\$46,500	\$46,500	\$0	\$46,500
2015	\$46,300	\$46,300	\$0	\$46,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-13-2018	4111 / 1768	0119	PR	McKuhen (EST) Donna J	\$100
03-03-1993	0833 / 0652	XX00	DE	THE SECRETARY OF HOUSING AND AMERICA'S MTG CO	\$49,700
11-09-1992	0819 / 2509	XX01	DE	AMERICA'S MTG CO	\$100

Primary Building Information

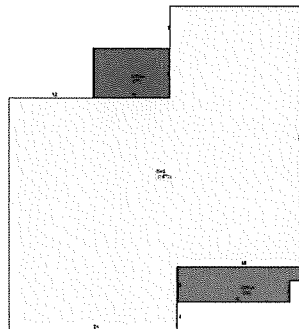
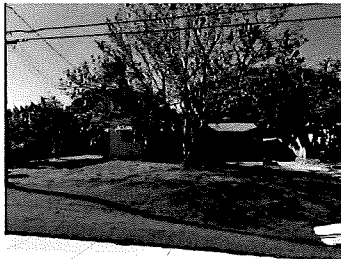
Finished Area of this building: 1,471 SF
 Gross Area of this building: 1,632 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HC-
 Year Built: 1955 Frame: Grade: C- Effective Year: 1970
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 2 Heated %: 100% Heat Type: FrodHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Parquet



Total Areas

Finished/Under Air (SF):	1,471
Gross Area (SF):	1,954
Land Size (acres):	0.22
Land Size (SF):	9,420
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	216	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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AFFIDAVIT OF COMPLIANCE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4460792 07/20/2018 11:12:51 AM
OR BOOK 4159 PAGE 1308 - 1308 Doc Type: NOT
RECORDING: \$10.00

RE: 1905 SUNRISE BLVD
CASE NO: 17-00001147

IN THE MATTER OF: ANDREW MAKOWSKI
JOSHUA MCKUHEN
289 DULAMO ROAD
SAINT HELENA ISLAND, SC 29920

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:

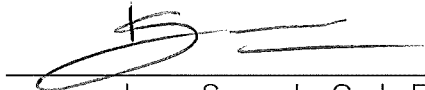
That I have personally examined the property described in the Special Magistrate's order dated August 16, 2017, in the above mentioned case and find that said property is now in compliance with Section(s) 16-46, 16-47, 16-48 (11), 16-46, 16-47, 16-48 of the Code of the City of Fort Pierce, Florida, as of this date: 7/11/2018.

_____ 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 4032 Page 1514. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

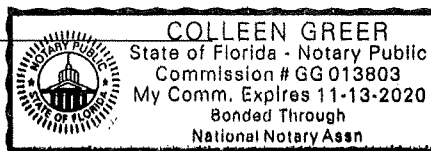
DATED this 18th day of July, 2018.


Isaac Saucedo, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 20th day of July, 2018.


NOTARY PUBLIC - STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 17-1147

Address: 1905 Sunrise Blvd.

Date: August 15, 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? TENANTS WERE EVICTED AND ALL OUTSIDE STORAGE WAS REMOVED FROM PROPERTY.

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? 1

Information

SUBJECT:

17-1429 Massey	1310 Boston Avenue	Simon, Norelia	Shaun Coss
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CASE INFORMATION:

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

OWNER: Norelia & Jen Simon 1310 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
---	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

January 17, 2018 the Special Magistrate found Norelia B & Jean C Simon responsible for the violations referenced above and ordered them to jobtain a permit and comply to all permit conditions within 60 days or a fine of \$100.00 would be assessed.

ACTION DATES:

1. March 21, 2018 The Building Department Investigator exercised his authorization to grant an extension of 90days 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. July 2, 2018 an inspection was made, the property was not in compliance, the fines began.
3. July 25, 2018 another inspection was made, the property is now in compliance, the fines stopped.
4. August 9, 2018 received a request for reduction/rescindment.
5. Total amount of fines \$2,330.00 (includes \$30.00 recording fees.)

RECOMMENDATION:

To be determined.

Attachments

Request
Order

Ext of Time
Aff of Non Comp
Aff of CM
3 Criteria
Tax Card
Admin Fees

Form Review

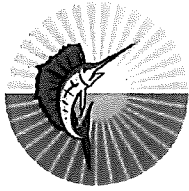
Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 08/09/2018 12:05 PM

RECEIVED

AUG 09 2018

CODE ENFORCEMENT
CITY OF FT. PIERCE



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
CODE ENFORCEMENT FINES (MASSEY CASE)**

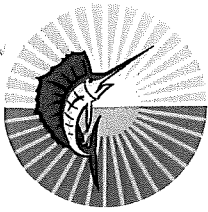
Date:	August 7 th , 2018				
Property address:	1310 BOSTON AVE FORT PIERCE FL. 34950				
Owner(s) of record:	NORELIA B. & JEAN C. SIMON				
Mailing address:	1310 BOSTON AVE FORT PIERCE FL. 34950				
Property tax ID #:	2409-813-0023-000/4				
Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	JEAN SIMON		Relationship to owner(s)	SPOUSE	
Telephone #:	772 940 3401		Mobile phone #:		
E-mail:	ROSSAM 06@gmail.com		Preferred contact method:	MAIL	
What are owner(s) intentions for property:					
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 \$ 2330

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2330

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Jean C Simon Aug 8, 2018 JEAN C. SIMON
Signature of Owner or Representative Date Printed Name



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: 1310 BOSTON AVE. FORT PIERCE FL. 34950

Property Owner: NORELIA B. & JEAN C. SIMON

Mailing Address: 1310 BOSTON AVE. FORT PIERCE FL. 34950

Telephone #: 772 940 3401 Cell Phone #: _____

E-Mail Address: ROSSAM06@gmail.com

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

I, JEAN C. SIMON, 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:

On January 2018. I TRIED to fix a part of the ~~B~~ PARKING roof.
by a TECHNICIAN. IT WAS REPORTED THAT WE WERE UNDER
VIOLATION After receiving a notice from the CITY.
WE QUICKLY CAME to the city DEPARTMENT to Pull AN
AUTHORISATION. WE WERE told To HAVE THE Job done by LICENSED
ARCHITECT and ENGINEER. SO WE DID.
IT TOOK the ARCHITECT so long To HAVE THE PLAN APPROVED
by the BUILDING DEPARTMENT.
AFTER SUPERVISING AND COMPLETING THE WORK, IT ALSO TOOK
TIME FOR THE CITY To SEND 2 INSPECTORS to confirm the
WORK WAS COMPLIED with the REQUIREMENT. UNTIL this August 6th
WE RECEIVED THAT FINE To PAY.

Date: AUGUST 7th, 2018

Signed:

Jean C Simon

Print Name:

JEAN C. SIMON

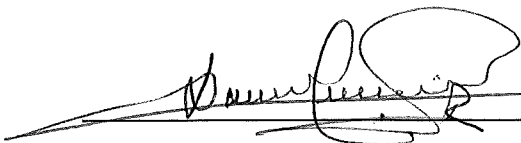
STATE OF FLORIDA

COUNTY OF ST. LUCIE

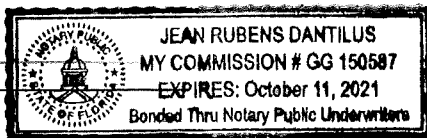
PERSONALLY APPEARED before me, the undersigned authority

JEAN SIMON 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 Florida Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 8th day of August, 2018.



Notary Public, State of Florida





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 17-1429

Property Address: 1310 BOSTON AVE
Tax ID #: 2409-8113-0023-000/4
Legal Description: J.S.KEEN'S S/D BLK 5 LOT 1 AND STRIP OF LAND 6 FT X 150 FT ON ELY SIDE OF LOT 1
(OR 3501-2464)

Violator: NORELIA B & JEAN C SIMON
1310 BOSTON AVE
FT PIERCE, FL 34950

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 January 17, 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 NORELIA B & JEAN C SIMON failed to obtain a permit for the removal and replacement of the carport roof, including but not limited to the replacement of trusses, decking, and roofing material 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 2nd day of January, 2018, nunc pro tunc January 17, 2018.



Fran Ross, Esq., Special Magistrate

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

2nd DAY OF January, 2018.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4394150 01/24/2018 02:36:32 PM
OR BOOK 4090 PAGE 795 - 795 Doc Type: ORD
RECORDING: \$10.00



NOTICE OF EXTENSION OF TIME

RE: 1310 BOSTON AVE
 CASE NO: 17-00001429

IN THE MATTER OF: NORELIA B & JEAN C SIMON
 1310 BOSTON 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 found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated January 22, 2018, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4090 Page 795 is granted an extension of 90 days.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4415409 03/23/2018 09:47:53 AM
 OR BOOK 4111 PAGE 2073 - 2073 Doc Type: NOT
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of March, 2018.



 Shaun Coss, Building Department Coordinator

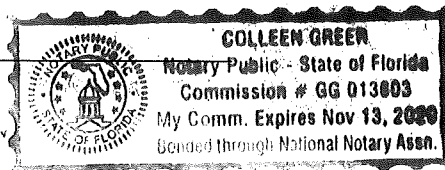
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 22nd day of March, 2018.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 1310 BOSTON AVE

CASE NO: 17-00001429

IN THE MATTER OF: NORELIA B & JEAN C SIMON
 1310 BOSTON 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 January 22, 2018, 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: July 2, 2018.

In accordance with the Order of Violation recorded in Book 4090 Page 795, fines in the amount of \$100.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of July, 2018.



 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

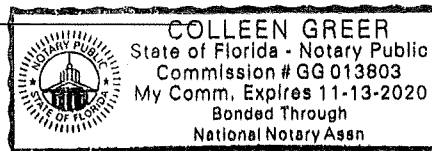
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454193 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2330 - 2330 Doc Type: AFF
 RECORDING: \$10.00

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



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 1310 BOSTON AVE
CASE NO: 17-00001429

IN THE MATTER OF: NORELIA B & JEAN C SIMON
1310 BOSTON 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 January 22, 2018, nunc pro tunc January 17, 2018 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: July 25, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4152 Page 2330. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 6th day of August, 2018.



Shaun Coss, Building Department Coordinator

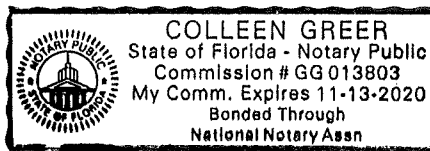
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 6th day of August, 2018.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 17-1429

Address: 1310 Boston Avenue

Date: August 15, 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 HIRED A CONTRACTOR TO OBTAIN A PERMIT AND COMPLETE THE 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? **NONE**

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

Property Identification

Site Address: 1310 BOSTON AVE Map ID: 24/09S	Parcel ID: 2409-813-0023- 000-4 Zoning: R4	Account #: 22702 Use Type: 0100	Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce
--	--	--	--

Ownership

Norelia B Simon
Jean C Simon
1310 Boston AVE
Fort Pierce, FL 34950

Legal Description

J.S.KEEN'S S/D BLK 5 LOT 1 AND STRIP OF LAND 6 FT X
150 FT ON ELY SIDE OF LOT 1 (OR 3591-2567)

Current Values

Just/Market: \$19,900
Assessed: \$17,867
Exemptions: \$17,867
Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$19,900	\$17,867	\$17,867	\$0
2016	\$17,500	\$17,500	\$17,500	\$0
2015	\$24,200	\$24,200	\$24,200	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-15-2013	3591 / 2567	0111	QC	Dantilus Jean R	\$100
04-02-2013	3501 / 2464	0001	WD	Martin County Properties LLC	\$24,000
02-20-2013	3498 / 0032	0112	SP	Deutsche Bank NA TR Co (TR),	\$14,500

Primary Building Information

Finished Area of this building: 1,594 SF
Gross Area of this building: 2,138 SF

Exterior Data

View:	Roof Cover: Mtl Shingles	Roof Structure: Gable	Building Type: HD+
Year Built: 1914	Frame:	Grade: D+	Effective Year: 1940
Primary Wall: Hardwood Lap	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Double Pine



*Image
or
Sketch
unavailable
for display*

Total Areas

Finished/Under Air (SF):	1,594
Gross Area (SF):	2,462
Land Size (acres):	0.19
Land Size (SF):	8,400
Total Building Count:	2

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

Administrative Cost Estimator

8/9/2018

Property Address: 1310 Boston Ave (17-1429)

Date case originated: 6/30/2017

Date case complied: 7/25/2018

Total time: 12 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>0</u>	\$0.00
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>12</u>	\$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>0</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: \$1,297.74

Special Magistrate Hearing**7.A.****Meeting Date:** 08/15/2018**Re:** Case #15-0786 - 1610 N 25th Street Unit #6**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0786 Lien Reduction	1610 N 25th Street Unit #6	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. October 21, 2015 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. December 29, 2015 an inspection was made, the property was not in compliance, the fines began.
3. August 12, 2016 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

7 Criteria

Administrative Fees

All cases

Request
Tax Card
Order
Aff of Non Comp
Lien
Aff of CM

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/12/2018 02:56 PM

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

Case No: 15-0786

Address: 1610 N 25th Street #6

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	3 Years , 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner - none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner - none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE #15-0786 UNIT 6

Date case originated: 5/27/2015

Date case complied: 7/2/2018

Total time: 37 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>37</u>	\$1,850.00
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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.

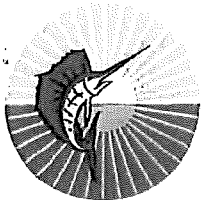
Hearings	\$150.00	<u>3</u>	\$450.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$275.00	<u>1</u>	\$275.00
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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: \$2,979.28



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: 1610 N 25th St

Property Owner: Ilan Bally - FB royal Garden LLC

Mailing Address: 10325 NW 7th ave, Miami, FL 33150

Telephone #: 2692811058 Cell Phone #: 11

E-Mail Address: Claireblutz@gmail.com

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

I, Claire Lutz, 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:

FB royal garden llc had paid a down payment on the property without fully understanding the extent of its condition. we went through 3 separate general contractors as they were run off the property due to violence of the tenants, because of this we lost over 140k. We were met with several issues on the property, including squatters which ensued more damages and loss to us and the property. We went above and beyond to fix all the issues and bring the property up to date with new bathrooms and kitchens. Costing us additional several hundreds of thousands. We vow to further maintain the property and bring good tenants to the city of fort pierce. We ask that you please understand what we have gone through with this property and that we only want the best for the city.

Date: 7/9/18

Signed: Claire Lutz

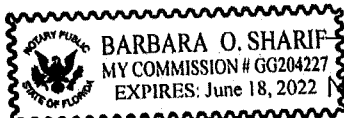
Print Name: Claire Lutz

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Claire B. Lutz 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 DL - 2320-102-86-922-0as identification.

SWORN TO AND SUBSCRIBED before me this 10 day of July, 20 18.

 Barbara O. Sharif
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1610 N 25th St

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.

Claire Wtz
Signature of Owner or Representative

7/9/18
Date

Claire Wtz
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.

Margaret M. Arcaiz
City Representative

7/13/18
Date

MARGARET M. ARCAIZ
Printed Name

#15-0786



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17.	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Claire Lutz 7/9/18
Signature of Owner or Representative Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: APT
 Year Built: 1969 Frame: Grade: Y_D Effective Year: 1960
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 14 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 %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-0786

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST UNIT 6 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-
LESS W 10FT- (OR 974-2937)

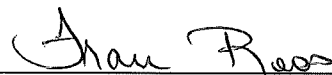
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 21, 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 26 INVESTMENT LLC failed to obtain a permit prior to doing drywall and A/C duct 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 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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

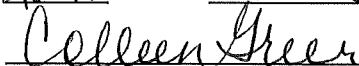
DONE AND ORDERED this 26th day of October, 20 15 Nunc Pro Tunc
October 21, 2015.



Fran Ross, Special Magistrate

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

26th DAY OF October, 20 15.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4125708 10/27/2015 at 01:24 PM
OR BOOK 3802 PAGE 1070 - 1070 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0061820

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

Book: 3802

Page: 1070

Case No: 15-00000786

IN THE MATTER OF:

1610 N 25TH ST
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN NJ, 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148103 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 231 - 231 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated October 26, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of the 29 day of December, 2015.

*Shaun
Coss*



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30th day of December, 2015.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

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

Case #: 15-0786

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST

Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)


ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 21, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 21, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from December 29, 2015 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

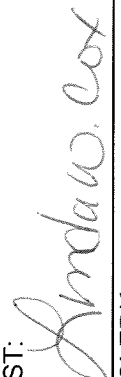
Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit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

DONE AND ORDERED this 8th day of August, 2016.



Frank Blandino, Esquire, Special Magistrate

ATTEST:



CITY CLERK

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

DATED: 8/8/16

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4219810 08/12/2016 03:35:51 PM
OR BOOK 3901 PAGE 169 - 169 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
CASE NO: 15-00000786

IN THE MATTER OF: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

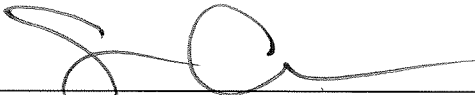
BEFORE ME, the undersigned authority, personally appeared Shaun Coss, Building Department Coordinator for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated October 26, 2015, nunc pro tunc October 21, 2015 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: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3802 Page 1070. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.



Shaun Coss, Building Department Coordinator

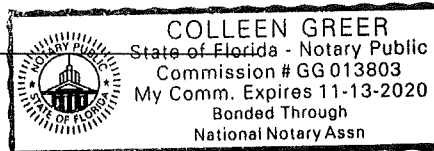
STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4454208 07/03/2018 01:22:42 PM
OR BOOK 4152 PAGE 2345 - 2345 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 3rd day of July, 2018.



NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

Special Magistrate Hearing**7.B.****Meeting Date:** 08/15/2018**Re:** Case #16-0691 - 1610 N 25th St. #6**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0691 Lien Reduction	1610 N 25th St. #6	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 23, 2016	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Ave #30B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 IPMC 304.13 Windows, Doors & Frames
 IPMC 305.3 Interior Surfaces
 IPMC 504.1 Plumbing Fixtures
 IPMC 506.2 Sanitary Drainage System Maintenance
 IPMC 605.1 Electrical Equipment

CORRECTIVE ACTIONS:

1. August 17, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed above and gave them 30 days to correct all violations or a fine of \$250.00 per day would be assessed.
2. September 20, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$162,540.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order
Aff of Non Comp
Lien
Aff of CM
7 Criteria
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/12/2018 03:47 PM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

16-0691

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17.	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 162,690.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 161,690.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 100.00

Claire Lutz 7/9/18
Signature of Owner or Representative Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: APT
 Year Built: 1969 Frame: Grade: Y_D Effective Year: 1960
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 14 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 %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 16-0691

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPMC 304.13 Windows, Doors & Frames, IPMC 305.3 Interior Surfaces, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 605.1 Electrical Equipment

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #6 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

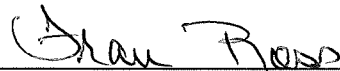
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 17, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that 26 INVESTMENT LLC failed to repair or replace all broken windows, repair all leaking piping under the sinks, seal the wall behind the piping to prevent entry of rodents and insects, install a proper breaker panel cover 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 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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

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

DONE AND ORDERED this 19th day of August, 2016, Nunc pro tunc August 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF August, 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222235 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2229 - 2229 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0067548



AFFIDAVIT OF NON-COMPLIANCE

RE: 1610 N 25TH ST #6

CASE NO: 16-00000691

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410


BEFORE ME, the undersigned authority, personally appeared Shaun Coss, 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 August 19, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 304.13, IPMC 305.3, IPMC 504.1, IPMC 506.2, IPMC 605.1 of the Code of the City of Fort Pierce, Florida, as of this date: September 20, 2016.

In accordance with the Order of Violation recorded in Book 3903 Page 2229, fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of September, 2016.



 Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4232221 09/22/2016 09:45:43 AM
 OR BOOK 3914 PAGE 2997 - 2997 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 20th day of September, 2016.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



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

Case # 16-0691

Property Address: 1610 N 25th St #6
Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
(OR 974-2937)

Violator: 26 INVESTMENT LLC
9 RUTGERS STREET
CLOSTER, NJ 07624

Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 304.13 Windows, Doors & Frames, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 506.2 Sanitary Drainage System Maintenance, IPCM 605.1 Electrical Equipment

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

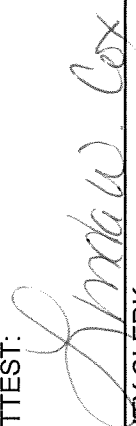
ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from September 20, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.



Fran Ross, Special Magistrate

ATTEST:


CITY CLERK

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

DATED: 10/26/2017

CITY OF FORT PIERCE
CORPORATE
SEAL
* LUCIE COUNTY, FLORIDA *

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4364798 10/27/2017 10:43:49 AM
OR BOOK 4058 PAGE 322 - 322 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 16-00000691

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated August 19, 2016, nunc pro tunc, August 17, 2016 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2., IPMC 304.13, IPMC 305.3, IPMC 504.1, IPMC 506.2, IPMC 605.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3903 Page 2229. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.


 Shaun Coss, Building Department Coordinator

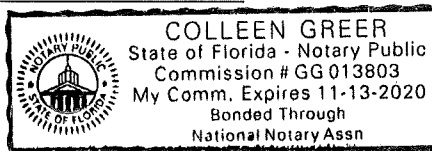
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454199 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2336 - 2336 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.


 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 16-0691

Address: 1610 N 25th Street #6

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	2 Years, 3 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE #16-691 UNIT 6

Date case originated: 3/23/2016

Date case complied: 7/2/2018

Total time: 27 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
Certified Mail:	\$5.10	<u>1</u>	\$5.10

Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>27</u>	\$1,350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,474.24

Special Magistrate Hearing**7.C.****Meeting Date:** 08/15/2018**Re:** Case #15-1032 - 1610 N 25th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1032 Lien Reduction	1610 N 25th Street	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 7, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	--

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building

Section(s): 5-368 Property Maintenance

CORRECTIVE ACTIONS:

1. October 21, 2015 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. December 29, 2015 an inspection was made, the property was not in compliance, the fines began.
3. August 12, 2016 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

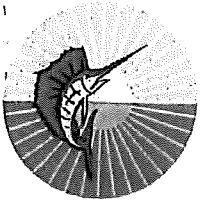
AttachmentsRequest
Tax Card

Order
Aff of Non Comp
Lien
Aff of CM
7 Criteria
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/11/2018 09:45 AM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

15-1032

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

Date:	7/9/18				
Property address:	1610 N. 25th St. Fort Pierce, FL				
Owner(s) of record:	FB Royal garden LLC				
Mailing address:	10325 NW 7th ave, Miami, FL 33150				
Property tax ID #:	82-41 35 389				
Original purchase date:	5/10/17	Original purchase price:	600,000		
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant	
Telephone #:			Mobile phone #:	269 281 1058	
E-mail:	claireblutz@gmail.com		Preferred contact method:		
What are owner(s) intentions for property:	rental property				
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Claire Lutz
 Signature of Owner or Representative

7/9/18
 Date

Claire Lutz
 Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

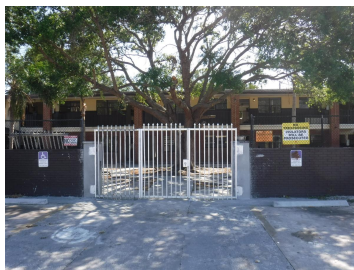


Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-1032

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-368 Property Maintenance

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

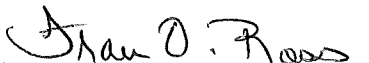
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 21, 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 26 INVESTMENT LLC failed to obtain a permit and repair the structural cracks on the east side of building near north laundry area in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions or obtain certification from a licensed engineer that the cracks are not structural and patch the cracks; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

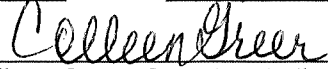
The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 26th day of October, 20 15 Nunc Pro Tunc
October 21, 2015.


Fran Ross, Special Magistrate

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

26th DAY OF October, 20 15.


Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4125707 10/27/2015 at 01:24 PM
OR BOOK 3802 PAGE 1069 - 1069 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0061823

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

Book: 3802

Page: 1069

Case No: 15-00001032

IN THE MATTER OF:

1610 N 25TH ST
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**

FILE # 4148107 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 235 - 235 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated October 26, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, 5-368 of the Code of the City of Fort Pierce, Florida, as of the 29 day of December, 2015.

Start
Fines


Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30th day of December, 20 15.


NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

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

Case #: 15-1032

RE: Violation of Section(s): 5-1.101.2.1, 5-368

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST
Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)


ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 21, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 21, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from December 29, 2015 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 8th day of August, 2016.



Frank Blandino, Esquire, Special Magistrate

ATTEST:



CITY CLERK

DATED: 8/8/16

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4219812.08/12/2016 03:35:51 PM
OR BOOK 3901, PAGE 171 - 171 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 15-00001032

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated October 26, 2015, nunc pro tunc October 21, 2015 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1 & 5-368 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3802 Page 1069. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.



 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

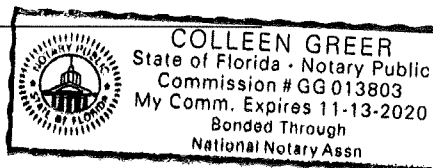
SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.



 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454205 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2342 - 2342 Doc Type: AFF
 RECORDING: \$10.00



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

Case No: 15-1032

Address: 1610 N 25th Street

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	3 Years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE #15-1032

Date case originated: 7/7/2015

Date case complied: 7/2/2018

Total time: 35 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>35</u>	\$1,750.00
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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
-------------------------	---------	----------	---------

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>3</u>	\$450.00
----------	----------	----------	----------

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>1</u>	\$275.00
-------------------	----------	----------	----------

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

Total Estimated Cost: \$2,878.78

Special Magistrate Hearing

7.D.

Meeting Date: 08/15/2018**Re:** Case #15-0784 - 1610 N 25th Street Unit #5**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-0784 Lien Reduction	1610 N 25th Street, Unit 5	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. October 21, 2015 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. December 29, 2015 an inspection was made, the property was not in compliance, the fines began.
3. August 12, 2016 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

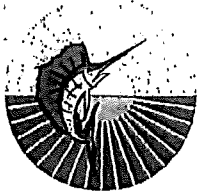
AttachmentsRequest
Tax Card
Order

Aff of Non Comp
Lien
Aff of CM
7 Criteria
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/11/2018 11:59 AM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

15-0784

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

Date:	7/9/18			
Property address:	1610 N. 25th St.			
Owner(s) of record:	FB Royal garden LLC			
Mailing address:	10325 NW 7th ave, Miami, FL			
Property tax ID #:	82-4135389			
Original purchase date:	5/10/17	Original purchase price:	600,000	
Property is used for:	<input 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:	Claire Lutz	Relationship to owner(s):	personal assistant	
Telephone #:		Mobile phone #:	269 281 1058	
E-mail:	claireblutz@gmail.com	Preferred contact method:		
What are owner(s) intentions for property:	rental property			
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1,000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



*Image
 or
 Sketch
 unavailable
 for display*

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-0784

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST UNIT 5 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-
LESS W 10FT- (OR 974-2937)

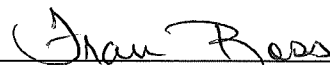
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 21, 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 26 INVESTMENT LLC failed to obtain a permit prior to doing drywall and A/C duct 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 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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

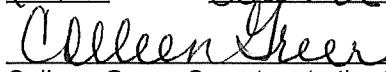
DONE AND ORDERED this 26th day of October, 2015 Nunc Pro Tunc
October 21, 2015.



Fran Ross, Special Magistrate

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

26th DAY OF October, 2015.


Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**

FILE # 4125709 10/27/2015 at 01:24 PM
OR BOOK 3802 PAGE 1071 - 1071 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0061824

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

Book: 3802

Page: 1071

Case No: 15-00000784

IN THE MATTER OF:

1610 N 25TH ST
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148104 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 232 - 232 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated October 26, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of the 29 day of December, 2015.

*Start
Fines*



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30th day of December, 20 15.


NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

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

Case #: 15-0784

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST

Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

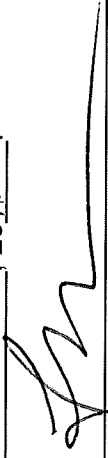
ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 21, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 21, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

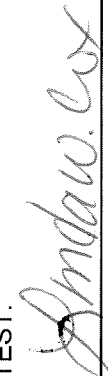
ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from December 29, 2015 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 31st day of August, 2016.



Frank Blandino, Esquire, Special Magistrate

ATTEST:


CITY CLERK

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

DATED: 8/8/16

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4219813 08/12/2016 03:36:51 PM
OR BOOK 3901 PAGE 172 - 172 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 15-00000784

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

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:

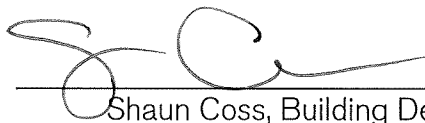
That Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated October 26, 2015, nunc pro tunc October 21, 2015 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3802 Page 1071. **This is not a release of lien.**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454198 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2335 - 2335 Doc Type: AFF
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.



 Shaun Coss, Building Department Coordinator

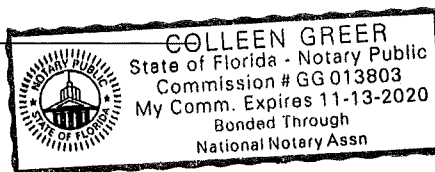
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.



 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-0784

Address: 1610 N 25th Street #5

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	3 Years, 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE #15-0784 UNIT 5

Date case originated: 5/27/2015

Date case complied: 7/2/2018

Total time: 37 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>2</u>	\$1.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>37</u>	\$1,850.00
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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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,979.72

Special Magistrate Hearing

7.E.

Meeting Date: 08/15/2018**Re:** Case # 15-1513 - 1610 N 25th Street #7**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1513 Lien Reduction	1610 N 25th Street	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	---

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 Section(s): 5-1.105.1 Permit Required
 IPMC 108.1.1 Unsafe Structure
 IPMC 108.1.3 Structure Unfit for Human Occupancy
 IPMC 304.18 Building Security
 IPMC 304.13 Window & Door Frames
 IPMC 305.3 Interior Surfaces
 IPMC 504.1 Plumbing Fixtures
 IPMC 605.2 Electrical Receptacles
 IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. March 16, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. August 15, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card

Order

Aff of Non Comp

Lien

Aff of CM

7 Criteria

Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/12/2018 04:24 PM

15-1513



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
Signature of Owner or Representative Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
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Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

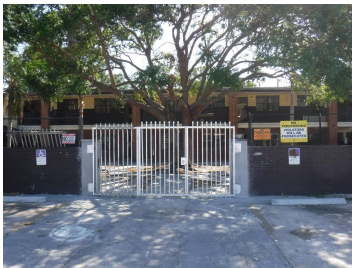


Image
 or
 Sketch
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 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-1513

RE: Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; 5-1.105.1 Permit Required; IPCM 108.1.1 Unsafe Structure, IPCM 108.1.3 Structure Unfit for Human Occupancy, IPCM 304.18 Building Security, IPCM 304.13 Window & Door Frames, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 605.2 Electrical Receptacles, IPCM 704.1 Fire Protection Systems.

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #7 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF
LOT 8-LESS W 10FT- (OR 974-2937)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 16, 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 26 INVESTMENT LLC failed to install all missing and/or repair all damaged smoke alarms, repair or replace damaged or missing weather stripping around the doors, provide security to each occupant and their property by supplying locks that are unique to each unit, repair or replace the damaged GFI outlet and switch, obtain a permit prior to installing water heater, air conditioning and plumbing, install missing faceplates over electrical outlets and switches, replace the missing sink faucet and all other plumbing connections, verify if there are any plumbing leaks, water intrusion or if the walls that are damp to the touch and standing water on the floor causing mold is an act of vandalism in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply 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) 467-3149 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 17th day of March, 2016.



Fran Ross, Special Magistrate

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

17th DAY OF March, 2016.



Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4170725 03/18/2016 at 08:56 AM
OR BOOK 3847, PAGE 2411 - 2411 Doc Type: ORD
RECORDING: \$10.00

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

Book: 3847

Page: 2411

Case No: 15-00001513

IN THE MATTER OF:

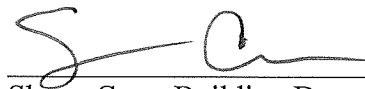
1610 N 25TH ST #7
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222240 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2234 - 2234 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated March 17, 2016, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 108.1.3, IPMC 304.18, IPMC 304.13, IPMC 305.3, IPMC 504.1, IPMC 605.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of the 15TH day of AUGUST, 2016.

Start
Fines



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 15th day of August, 2016.

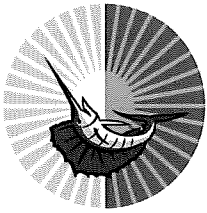

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

File Name: C0067503



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

Case # 15-1513

Property Address: 1610 N 25TH STREET #7
Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
(OR 974-2937)

Violator: 26 INVESTMENT LLC
9 RUTGERS STREET
CLOSTER, NJ 07624


Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; 5-1.105.1 Permit Required; IPCM 108.1.1 Unsafe Structure, IPCM 108.1.3 Structure Unfit for Human Occupancy, IPCM 304.18 Building Security, IPCM 304.13 Window & Door Frames, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 605.2 Electrical Receptacles, IPCM 704.1 Fire Protection Systems.

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on March 16, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated March 16, 2016 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is


ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from August 15, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.



Fran Ross, Special Magistrate

ATTEST: 

CITY CLERK

DATED: 10/26/2017

CITY OF FORT PIERCE, FLORIDA



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4864793-10/27/2017 10:43:49 AM
OR BOOK 4058 PAGE 317 - 317 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
CASE NO: 15-00001513

IN THE MATTER OF: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated March 17, 2016 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, 5-1.105.1, IPMC 108.1.1, IPMC 108.1.3, IPMC 304.13, IPMC 304.18, IPMC 305.3, IPMC 504.1, IPMC 605.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3847 Page 2411. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

Shaun Coss, Building Department Coordinator

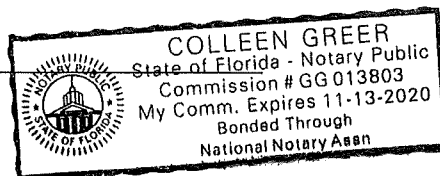
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 3rd day of July, 2018.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4454202 07/03/2018 01:22:42 PM
OR BOOK 4152 PAGE 2339 - 2339 Doc Type: AFF
RECORDING: \$10.00



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

Case No: 15-1513

Address: 1610 N 25th Street

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs
3.) The length of time necessary to bring the property into compliance:	2 Years, 10 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE #15-1513 UNIT 7

Date case originated: 9/3/2015

Date case complied: 7/2/2018

Total time: 33 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

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>0</u>	\$0.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>33</u>	\$1,650.00
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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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,773.18

Special Magistrate Hearing

7.F.

Meeting Date: 08/15/2018**Re:** Case # 15-1511 - 1610 N 25th Street #8**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1511 Lien Reduction	1610 N 25th Street #8	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	---

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 IPMC 108.1.1 Unsafe Structure
 IPMC 304.13 Window & Door Frames
 IPMC 304.18 Building Security
 IPMC 506.2 Sanitary Drainage System Maintenance
 IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. March 16, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. August 15, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$68,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order
Aff of Non Comp
Lien
Aff of CM
7 Criteria
Administrative Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/12/2018 04:50 PM

#15-1511



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17.	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	Claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 68,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 67,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz
Signature of Owner or Representative

7/9/18
Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-1511

RE: Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; IPMC 108.1.1 Unsafe Structure, IPMC 304.13 Window & Door Frames, IPMC 304.18 Building Security, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 704.1 Fire Protection Systems.

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #8 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 16, 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 26 INVESTMENT LLC failed to install all missing and/or repair all damaged smoke alarms, repair or replace damaged or missing weather stripping around the doors, provide security to each occupant and their property by supplying locks that are unique to each unit, repair or replace the broken window, repair the door frame, replace the missing tiles in the shower, make all necessary repairs to the clogged sink, and ensure that the wall around the floor is sealed to prevent entry of insects in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply 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) 467-3149 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 17th day of March, 2016.



Fran Ross, Special Magistrate

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

17th DAY OF March, 2016.



Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4170724 03/18/2016 at 08:56 AM
OR BOOK 3847 PAGE 2410 - 2410 Doc Type: ORD
RECORDING: \$10.00

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

Book: 3847

Page: 2410

Case No: 15-00001511

IN THE MATTER OF:

1610 N 25TH ST #8
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222238 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2232 - 2232 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated March 17, 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 304.13, IPMC 304.18, IPMC 506.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of the 15th day of August, 2016.

Start
files



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 15th day of August, 2016.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



THE SUNRISE CITY
FORT PIERCE
FLORIDA
CODE ENFORCEMENT

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

Case # 15-1511

Property Address: 1610 N 25TH STREET #8
Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
(OR 974-2937)

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; IPCM 108.1.1 Unsafe Structure, IPCM 304.13 Window & Door Frames, IPCM 304.18 Building Security, IPCM 506.2 Sanitary Drainage System Maintenance, IPCM 704.1 Fire Protection Systems.

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on March 16, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated March 16, 2016 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from August 15, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.

Fran Ross

Fran Ross, Special Magistrate

ATTEST:
Amelia W. Cox

CITY CLERK

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

DATED: 10/26/2017
CITY OF FORT PIERCE
CORPORATE
SEAL
ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4364795 10/27/2017 10:43:49 AM
OR BOOK 4058 PAGE 319 - 319 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
CASE NO: 15-00001511

IN THE MATTER OF: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated March 17, 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 304.13, IPMC 304.18, IPMC 506.2, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3847 Page 2410. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

Shaun Coss, Building Department Coordinator

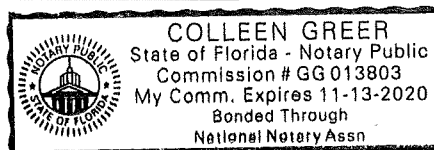
STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 3rd day of July, 2018.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4454203 07/03/2018 01:22:42 PM
OR BOOK 4152 PAGE 2340 - 2340 Doc Type: AFF
RECORDING: \$10.00

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-1511

Address: 1610 N 25th Street #8

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	2 Years, 10 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE # 15-1511 UNIT 8

Date case originated: 9/3/2015

Date case complied: 7/2/2018

Total time: 33 months

Number of Hearings

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

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>0</u>	\$0.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>33</u>	\$1,650.00
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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
-------------------------	---------	----------	---------

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>3</u>	\$450.00
----------	----------	----------	----------

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>1</u>	\$275.00
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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: \$2,773.18

Special Magistrate Hearing**7.G.****Meeting Date:** 08/15/2018**Re:** Case # 15-1509 - 1610 N 25th Street #9**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1509 Lien Reduction	1610 N 25th Street #9	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 3, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	---

VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 IPMC 108.1.1 Unsafe Structure
 IPMC 304.13 Window & Door Frames
 IPMC 304.18 Building Security
 IPMC 504.1 Plumbing Fixtures
 IPMC 605.2 Electrical Receptacles
 IPMC 603.1 Mechanical Equipment
 IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. March 16, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. August 15, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$68,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card

Order

Aff of Non Comp

Lien

Aff of CM

7 Criteria

Administrative Fees

Form Review

Form Started By: Colleen Greer

Started On: 07/13/2018 01:12 PM

Final Approval Date: 08/09/2018



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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17.	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

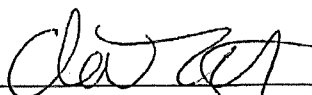
\$ 68,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 67,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00


Signature of Owner or Representative

7/9/18
Date.

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

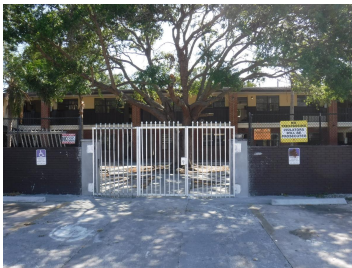
Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: APT
 Year Built: 1969 Frame: Grade: Y_D Effective Year: 1960
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 14 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 %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



*Image
 or
 Sketch
 unavailable
 for display*

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-1509

RE: Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; IPMC 108.1.1 Unsafe Structure, IPMC 304.13 Window & Door Frames, IPMC 304.18 Building Security, IPMC 504.1 Plumbing Fixtures, IPMC 605.2 Electrical Receptacles, IPMC 603.1 Mechanical Equipment, IPMC 704.1 Fire Protection Systems.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4170723 03/18/2016 at 08:56 AM
OR BOOK 3847 PAGE 2409 - 2409 Doc Type: ORD
RECORDING: \$10.00

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #9 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT- (OR 974-2937)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 16, 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 26 INVESTMENT LLC failed to install all missing and/or repair all damaged smoke alarms, repair or replace damaged or missing weather stripping around the doors, provide security to each occupant and their property by supplying locks that are unique to each unit, repair the handle on the sink faucet, repair or replace the damaged GFI outlet and switch and repair the damaged air return grille in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply 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) 467-3149 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 17th day of March, 2016.

Fran Ross
Fran Ross, Special Magistrate

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

17th DAY OF March, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

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

Book: 3847

Page: 2409

Case No: 15-00001509

IN THE MATTER OF:

1610 N 25TH ST #9
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated March 17, 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 304.13, IPMC 304.18, IPMC 504.1, IPMC 605.2, IPMC 603.1, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of the 15th day of August, 2016.

Start
Fines



Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 15th day of August, 2016.



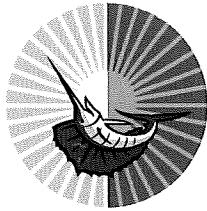
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222237 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2231 - 2231 Doc Type: AFF
RECORDING: \$10.00



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

Case # 15-1509

Property Address: 1610 N 25th Street #9
 Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
 (OR 974-2937)

Violator: 26 INVESTMENT LLC
 9 RUTGERS STREET
 CLOSTER, NJ 07624

Violation of Section(s): 5-1.101.2.1 Unsafe Building; IPCM 108.1.1 Unsafe Structure, IPCM 304.13 Window &
 Door Frames, IPCM 304.18 Building Security, IPCM 504.1 Plumbing Fixtures, IPCM 605.2 Electrical
 Receptacles, IPCM 603.1 Mechanical Equipment, IPCM 704.1 Fire Protection Systems.

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on
March 16, 2016 upon notification by the Code Enforcement Officer that the Special Magistrate's Order
 herein dated March 16, 2016 was not complied with by the date set forth therein, and being otherwise
 advised in the premises, it is

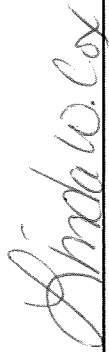
ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in
 the sum of \$100.00 from August 15, 2016 and a like sum thereafter for each day the violation
 continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter
 pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon
 any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.



 Fran Ross, Special Magistrate

ATTEST:


 CITY CLERK

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

DATED: 10/26/2017

 CITY CLERK

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4364794 10/27/2017 10:43:49 AM
 OR BOOK 4058 PAGE 318 - 318 Doc Type: ORD
 RECORDING: \$10.00





AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 15-00001509

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410


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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated March 17, 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 304.13, IPC 304.18, IPMC 504.1, IPMC 605.2, IPMC 603.1, IPMC 704.1 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3847 Page 2409. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

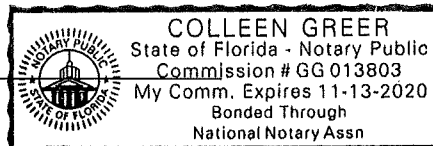

 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454204 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2341 - 2341 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.


 NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 15-1509

Address: 1610 N 25th Street #9

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	2 Years, 10 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

8/9/2018

Property Address: 1610 N 25TH STREET CASE # 15-1509 UNIT 9

Date case originated: 9/3/2015

Date case complied: 7/2/2018

Total time: 33 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

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>0</u>	\$0.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>33</u>	\$1,650.00
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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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,773.18

Special Magistrate Hearing**7.H.****Meeting Date:** 08/15/2018**Re:** Case #15-0789 - 1610 N 25th Street Unit #14**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0789 Lien Reduction	1610 N 25th Street Unit #14	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	--

VIOLATIONS:

Section 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. October 21, 2015 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. December 29, 2015 an inspection was made, the property was not in compliance, the fines began.
3. August 12, 2016 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order

Aff of Non Comp
Lien
Aff of CM
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/13/2018 01:53 PM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

15-0789

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz
Signature of Owner or Representative

7/9/18
Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

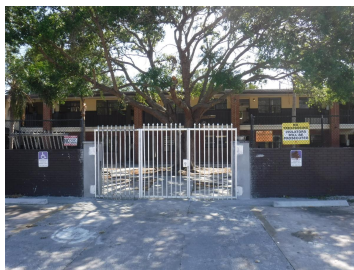


Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-0789

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST UNIT 14 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-
LESS W 10FT- (OR 974-2937)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 21, 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 26 INVESTMENT LLC failed to obtain a permit prior to doing drywall and A/C duct 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 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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

DONE AND ORDERED this 26th day of October, 2015 Nunc Pro Tunc
October 21, 2015.



Fran Ross, Special Magistrate

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

26th DAY OF October, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4125711 10/27/2015 at 01:25 PM
OR BOOK 3802 PAGE 1073 - 1073 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0061822

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

Book: 3802

Page: 1073

Case No: 15-00000789

IN THE MATTER OF:

1610 N 25TH ST
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148106 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 234 - 234 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated October 26, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of the 29 day of December, 2015.

Start
Fines

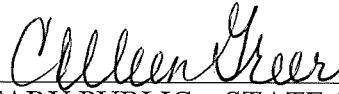


Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30th day of December, 2015.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



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

Case # 15-0789

Property Address: 1610 N 25th St #14
 Tax ID #: 2404-610-0001-000/6
 Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
 (OR 974-2937)

Violator: 26 INVESTMENT LLC
 9 RUTGERS STREET
 CLOSTER, NJ 07624

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

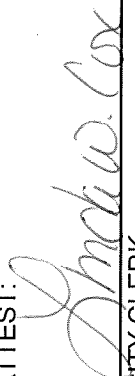
THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 21, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 21, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from December 29, 2015 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.

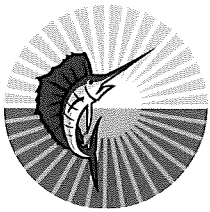

 Fran Ross, Special Magistrate

ATTEST:

 CITY CLERK

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

DATED: 10/20/2017
 CITY OF FORT PIERCE
 CODE ENFORCEMENT CLERK
 * ST. LUCIE COUNTY, FLORIDA *
SEAL

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4364799 10/27/2017 10:43:49 AM
 OR BOOK 4058 PAGE 323 - 323 Doc Type: ORD
 RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
CASE NO: 15-00000789

IN THE MATTER OF: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated October 26, 2015, nunc pro tunc October 21, 2015 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: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3802 Page 1073. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4454207 07/03/2018 01:22:42 PM
OR BOOK 4152 PAGE 2344 - 2344 Doc Type: AFF
RECORDING: \$10.00

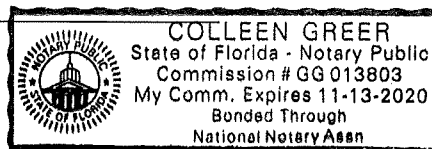

Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 3rd day of July, 2018.


NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 15-0789

Address: 1610 N 25th Street #14

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	3 Years, 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner – none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner – none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

7/19/2018

Property Address: 1610 N 25TH STREET CASE #15-0789 UNIT 14

Date case originated: 5/27/2015

Date case complied: 7/2/2018

Total time: 37 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>37</u>	\$1,850.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

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

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

Hearings	\$150.00	<u>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,978.78

Special Magistrate Hearing

7.I.

Meeting Date: 08/15/2018**Re:** Case #15-0788 - 1610 N 25th Street Unit #13**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0788 Lien Reduction	1610 N 25th Street Unit #13	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 18, 2015	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Avenue #30 B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
--	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. October 21, 2015 Special Magistrate found 26 Investment LLC responsible for the violations listed 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. December 29, 2015 an inspection was made, the property was not in compliance, the fines began.
3. August 12, 2016 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$91,640.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order

Aff of Non Comp
Lien
Aff of CM
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/13/2018 01:52 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

15-0788

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	Rental Property		
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

\$ 91,640.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 90,640.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
 Signature of Owner or Representative Date

Claire Lutz
 Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

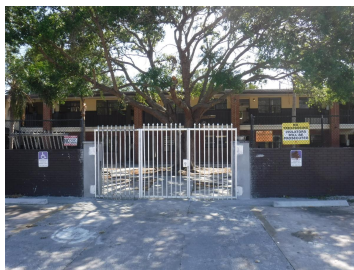


Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 15-0788

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

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST UNIT 13 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-
LESS W 10FT- (OR 974-2937)

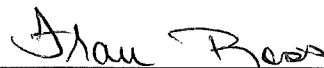
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on October 21, 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 26 INVESTMENT LLC failed to obtain a permit prior to doing drywall and A/C duct 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 60 days to obtain a permit and comply with all permit conditions; hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00

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

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

DONE AND ORDERED this 26th day of October, 20 15 Nunc Pro Tunc
October 21, 2015.



Fran Ross, Special Magistrate

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

26th DAY OF October, 20 15.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4125710 10/27/2015 at 01:24 PM
OR BOOK 3802 PAGE 1072 - 1072 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0061821

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

Book: 3802

Page: 1072

Case No: 15-00000788

IN THE MATTER OF:

1610 N 25TH ST
PROPERTY ADDRESS

26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4148105 01/07/2016 at 03:29 PM
OR BOOK 3825 PAGE 233 - 233 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated October 26, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.10 of the Code of the City of Fort Pierce, Florida, as of the 29 day of December, 2015.

Start
Fines



Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

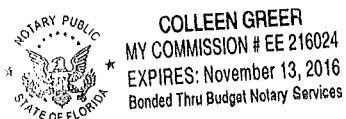
PERSONALLY APPEARED before me, the undersigned authority, Shaun Coss, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 30th day of November, 2015.



NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case #: 15-0788

RE: Violation of Section(s): 5-1.1.105.10

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST

Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)


ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on October 21, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated October 21, 2015 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

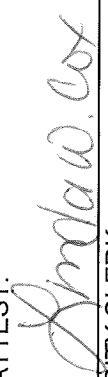
ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from December 29, 2016 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 8th day of August, 2016.


Frank Blandino, Esquire, Special Magistrate

ATTEST:


CITY CLERK

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

DATED: 8/8/16

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4219811 08/12/2016 03:35:51 PM
OR BOOK 3901 PAGE 170 - 170 Doc Type: ORD
RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 15-00000788

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated October 26, 2015, nunc pro tunc October 21, 2015 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: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3802 Page 1072. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

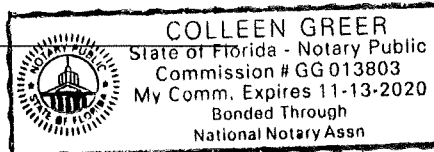
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454206 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2343 - 2343 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.

NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

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

Case No: 15-0788

Address: 1610 N 25th Street #13

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits, and made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	3 years, 1 month
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner - none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner - none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

7/19/2018

Property Address: 1610 N 25TH STREET CASE #15-0788 UNIT 13

Date case originated: 5/27/2015

Date case complied: 7/2/2018

Total time: 37 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>37</u>	\$1,850.00
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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
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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>3</u>	\$450.00
----------	----------	----------	----------

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>1</u>	\$275.00
-------------------	----------	----------	----------

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

Total Estimated Cost: \$2,979.22

Special Magistrate Hearing

7.J.

Meeting Date: 08/15/2018**Re:** Case #16-0689 - 1610 N 25th St. #14**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0689 Lien Reduction	1610 N 25th St. #14	26 Investment LLC	Shaun Coss
------------------------------	---------------------	-------------------	------------

CASE INFORMATION:

Case Initiated:	March 23, 2016	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: 26 Investment LLC 20 Maple Ave. Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
---	--

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

IPMC 108.1.3 Structure Unfit for Human Occupancy

Section(s): 8.5-47(2) Defects Constituting a Dwelling Unfit.

CORRECTIVE ACTIONS:

1. August 17, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed above and gave them 30 days to correct all violations or a fine of \$250.00 per day would be assessed.
2. September 20, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$162,540.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Order
Aff of Non Comp
Lien
Aff of CM
7 Criteria
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/13/2018 02:55 PM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

16-0690

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

Date:	7/9/18				
Property address:	1610 N. 25th St Fort Pierce, FL				
Owner(s) of record:	FB Royal garden LLC				
Mailing address:	10325 NW 7th ave, Miami, FL 33150				
Property tax ID #:	82-4135389				
Original purchase date:	5/10/17.	Original purchase price:	600,000		
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz		Relationship to owner(s)	personal assistant	
Telephone #:	2692811058		Mobile phone #:	11	
E-mail:	claireblutz@gmail.com		Preferred contact method:		
What are owner(s) intentions for property:	Rental Property				
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

\$ 162,690.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 161,690.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz 7/9/18
Signature of Owner or Representative Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT
 OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: APT
Year Built: 1969	Frame:	Grade: Y_D	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 14	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 %: 0%	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic



Image
 or
 Sketch
 unavailable
 for display

Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 16-0690

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPMC 304.13 Windows, Doors & Frames, IPMC 304.15 Exterior Doors, IPMC 304.18 Building Security, IPMC 305.3 Interior Surfaces, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #12 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W 10FT- (OR 974-2937)

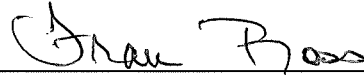
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 17, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that 26 INVESTMENT LLC failed to repair or replace the exterior door and/or frame and weather stripping so that the door easily opens and seals properly, repair or replace all interior doors, repair or replace all damaged window locks, repair all leaking piping under the sinks, seal the wall behind plumbing piping and fixtures to prevent the entry of rodents and insects 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 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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

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

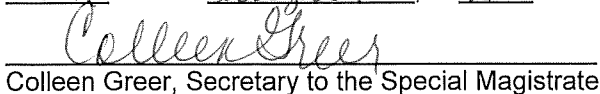
DONE AND ORDERED this 19th day of August, 2016, Nunc pro tunc
August 17, 2016



Fran Ross, Special Magistrate

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

19th DAY OF August, 2016.


Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222234 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2228 - 2228 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0067547



AFFIDAVIT OF NON-COMPLIANCE

RE: 1610 N 25TH ST #12

CASE NO: 16-00000690

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410


BEFORE ME, the undersigned authority, personally appeared Shaun Coss, 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 August 17, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.101.2.1, IPMC 304.13, IPMC 304.15, IPMC 304.18, IPMC 305.3, IPMC 504.1, IPMC 506.2 of the Code of the City of Fort Pierce, Florida, as of this date: September 20, 2016.

In accordance with the Order of Violation recorded in Book 3903 Page 2228, fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of September, 2016.



 Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY**
 FILE # 4232223 09/22/2016 09:45:43 AM
 OR BOOK 3914 PAGE 2999 - 2999 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 20th day of September, 2016



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Case # 16-0690

Property Address: 1610 N 25th Street #12
 Tax ID #: 2404-610-0001-000/6
 Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
 (OR 974-2937)

Violator: 26 INVESTMENT LLC
 9 RUTGERS STREET
 CLOSTER, NJ 07624

Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPCM 304.13 Windows, Doors & Frames, IPCM 304.15 Exterior Doors, IPCM 304.18 Building Security, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 506.2 Sanitary Drainage System Maintenance

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

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from September 20, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.

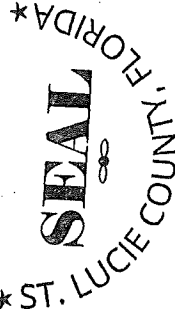
Fran Ross
 Fran Ross, Special Magistrate

ATTEST:
Shirley W. Cox
 CITY CLERK
 CITY OF FORT PIERCE
 CORPORATE

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

DATED: 10/26/17

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4364797 10/27/2017 10:43:49 AM
 OR BOOK 4058 PAGE 321-321 Doc Type: ORD
 RECORDING: \$10.00





THE SUNRISE CITY

FORT PIERCE

CODE ENFORCEMENT
Florida

AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
CASE NO: 16-00000690

IN THE MATTER OF: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated August 19, 2016, nunc pro tunc, August 17, 2016 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.101.2.1, IPMC 304.13, IPMC 304.15, IPMC 304.18, IPMC 305.3, IPMC 504.1, IPMC 506.2 of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3903 Page 2228. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

Shaun Coss, Building Department Coordinator

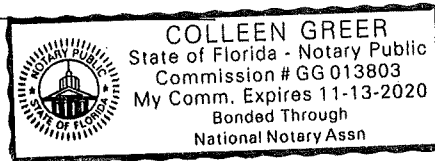
STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4454200 07/03/2018 01:22:42 PM
OR BOOK 4152 PAGE 2337 - 2337 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 3rd day of July, 2018.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



C0079281

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

Case No: 16-0689

Address: 1610 N 25th Street #14

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits & made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	2 Years 3 Months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner - none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner - none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of Ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

7/19/2018

Property Address: 1610 N 25TH STREET CASE # 16-0689 UNIT 14

Date case originated: 3/23/2016

Date case complied: 7/2/2018

Total time: 27 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>27</u>	\$1,350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,474.74

Special Magistrate Hearing**7.K.****Meeting Date:** 08/15/2018**Re:** Case #16-0690 - 1610 N 25th St. #12**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0690 Lien Reduction	1610 N 25th St. #12	26 Investment LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 23, 2016	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: 26 Investment LLC 20 Maple Ave #30 B Fair Lawn, NJ 07410	CURRENT OWNER: FB Royal Garden LLC 10325 NW 7th Avenue Miami, FL 33150-1001
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 IPMC 304.13 Windows, Doors & Frames
 IPMC 304.15 Exterior Doors
 IPMC 304.18 Building Security
 IPMC 305.2 Interior Surfaces
 IPMC 504.1 Plumbing Fixtures
 IPMC 506.2 Sanitary Drainage System Maintenance

CORRECTIVE ACTIONS:

1. August 17, 2016 Special Magistrate found 26 Investment LLC responsible for the violations listed above and gave them 30 days to correct all violations or a fine of \$250.00 per day would be assessed.
2. September 20, 2016 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2017 an Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
4. July 2, 2018 an inspection was made, the violations were now in compliance, the fines stopped.
5. July 9, 2018 received Request for Reduction/Rescindment.
6. Total amount of fines due \$162,540.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card

Order

Aff of Non Comp

Lien

Aff of CM

7 Criteria

Admin Fees

Form Review

Form Started By: Colleen Greer

Started On: 07/13/2018 02:57 PM

Final Approval Date: 08/09/2018



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

16-0689

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

Date:	7/9/18		
Property address:	1610 N. 25th St Fort Pierce, FL		
Owner(s) of record:	FB Royal garden LLC		
Mailing address:	10325 NW 7th ave, Miami, FL 33150		
Property tax ID #:	82-4135389		
Original purchase date:	5/10/17	Original purchase price:	600,000
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Claire Lutz	Relationship to owner(s)	personal assistant
Telephone #:	2692811058	Mobile phone #:	11
E-mail:	claireblutz@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	rental property		
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

\$ 162,690.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 161,690.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 1000.00

Claire Lutz
Signature of Owner or Representative

7/9/18
Date

Claire Lutz
Printed Name

Property Identification

Site Address: 1610 N 25th ST Parcel ID: 2404-610-0001- Account #: 17022 Sec/Town/Range: 04/35S/40E
 Use Type: 0300 Jurisdiction: Fort Pierce 000-6 Map ID: 24/04N Zoning: C3

Ownership

FB Royal Garden LLC
 10325 NW 7th AVE
 Miami, FL 33150-1001

Legal Description

TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT- (OR 4095-2202)

Current Values

Just/Market: \$215,600 Assessed: \$215,600
 Exemptions: \$0 Taxable: \$215,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$215,600	\$215,600	\$0	\$215,600
2016	\$214,500	\$214,500	\$0	\$214,500
2015	\$198,600	\$198,600	\$0	\$198,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-02-2018	4095 / 2202	0001	SP	26 Investment LLC	\$600,000
04-06-2015	3745 / 0798	0205	WD	Probate Properties LLC	\$470,000
09-18-2014	3685 / 0454	0111	WD	Probate Properties LLC,	\$0

Primary Building Information

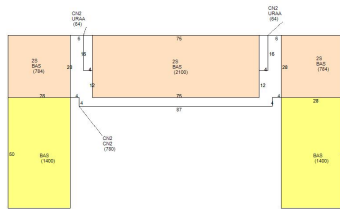
Finished Area of this building: 10,136 SF
 Gross Area of this building: 11,952 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: APT
 Year Built: 1969 Frame: Grade: Y_D Effective Year: 1960
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 14 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 %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	10,136
Gross Area (SF):	11,952
Land Size (acres):	0.52
Land Size (SF):	22,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
BARB WIRE	1	350	1976
CHAINLINK 6'	1	350	1976
CONCRETE LOW	1	9330	1976

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

SM CASE # 16-0689

RE: Violation of Section(s): 5-1.105.1 Permit Required, IPMC 108.1.3 Structure Unfit for Human Occupancy, 8.5-47 (2) Defects Constituting a Dwelling Unit

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #14 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

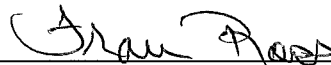
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 17, 2016, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that 26 INVESTMENT LLC failed to turn on the utilities or vacate the unit, obtain a permit for two windows previously installed in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days to obtain a permit and comply with all permit conditions hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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

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

DONE AND ORDERED this 19th day of August, 2016, Nunc pro tunc August 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF August, 2016.

Colleen Greer
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222233 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2227 - 2227 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0067546



AFFIDAVIT OF NON-COMPLIANCE

RE: 1610 N 25TH ST #14

CASE NO: 16-00000689

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

BEFORE ME, the undersigned authority, personally appeared Shaun Coss, 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 August 17, 2016, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: September 20, 2016.

In accordance with the Order of Violation recorded in Book 3903 Page 2227, fines in the amount of \$250.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 20th day of September, 2016.



 Shaun Coss, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4232222 09/22/2016 09:45:43 AM
 OR BOOK 3914 PAGE 2998 - 2998 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 20th day of September, 2016.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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



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

Case # 16-0689

Property Address: 1610 N 25th St #14
Tax ID #: 2404-610-0001-000/6

Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W 10FT-
(OR 974-2937)

Violator: 26 INVESTMENT LLC
9 RUTGERS STREET
CLOSTER, NJ 07624

Violation of Section(s): 5-1.105.1 Permit Required, IPCM 108.1.3 Structure Unfit for Human Occupancy,
8.5-47 (2) Defects Constituting a Dwelling Unit

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

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$250.00 from September 20, 2016 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 26th day of October, 2017.

Fran Ross

Fran Ross, Special Magistrate

ATTEST:

Andrew Cox

CITY CLERK

DATED: 10/26/17

CITY OF FORT PIERCE
CORPORATE



Mail to:

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4364796 10/27/2017 10:43:49 AM
OR BOOK 4058 PAGE 320 - 320 Doc Type: ORD
RECORDING: \$10.00



AFFIDAVIT OF COMPLIANCE

RE: 1610 N 25TH ST
 CASE NO: 16-00000689

IN THE MATTER OF: 26 INVESTMENT LLC
 20 MAPLE AVE #30B
 FAIR LAWN, NJ 07410

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 Paul Julin and Jorge Granadillo personally examined the property described in the Special Magistrate's order dated August 19, 2016, nunc pro tunc, August 17, 2016 in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1, IPMC 108.1.3, 8.5-47(2) of the Code of the City of Fort Pierce, Florida, as of this date: July 2, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3903 Page 2227. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 3rd day of July, 2018.

Shaun Coss, Building Department Coordinator

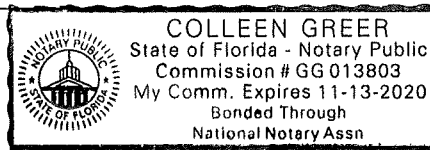
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454201 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2338 - 2338 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 3rd day of July, 2018.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Case No: 16-0690

Address: 1610 N 25th Street #12

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner hired a contractor, obtained permits & made extensive repairs.
3.) The length of time necessary to bring the property into compliance:	2 Years 3 Months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A – new owner - none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A – new owner - none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Change of Ownership
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	None

Administrative Cost Estimator

7/19/2018

Property Address: 1610 N 25TH STREET CASE # 16-0690 UNIT 12

Date case originated: 3/23/2016

Date case complied: 7/2/2018

Total time: 27 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>27</u>	\$1,350.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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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>3</u>	\$450.00
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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>1</u>	\$275.00
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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: \$2,474.74

Special Magistrate Hearing

8.A.

Meeting Date: 08/15/2018

Re: Case #17-1010 - 906 N 22nd St. - Hicks

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

Information

SUBJECT:

17-1010 Ext. of Time	906 N 22nd Street	Hicks, Cassandra	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 11, 2017	Type of Presentation:	Ext. of Time
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OWNER:

OWNER: Cassandra Hicks 5810 Spanish River Road Fort Pierce, FL 34951	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.15 Exterior Doors
- IPMC 305.3 Interior Surfaces
- IPMC 504.1 Plumbing Fixtures
- IPMC 505.3 Water Supply
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 605.2 Electrical Receptacles
- IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. December 6, 2017 Special Magistrate Ross found Cassandra Hicks responsible for the violations referenced above and gave her 90 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.
2. March 21, 2018 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. 90 days.
3. June 28, 2018 received an email from Cassandra Hicks requesting another extension to comply.

RECOMMENDATION:

To be determined.

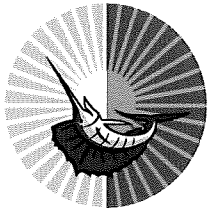
Attachments

Order
Request
Off 90 day Ext

Form Review

Form Started By: Colleen Greer
Final Approval Date: 08/09/2018

Started On: 07/02/2018 02:29 PM



Property Address: 906 N 22ND ST
Tax ID #: 2404-709-0022-000/2
Legal Description: AUGUSTA S/D BLK 1 LOT 22 (OR 1287-115)

CASE #: 17-1010

Violator: CASSANDRA G HICKS
5810 SPANISH RIVER DR
FT PIERCE, FL 34951

RE: Violation of Section(s): 5-1.105.1 Permit Required, IPCM 108.1.3 Structure Unfit for Human Occupancy, IPCM 304.13 Windows, Doors & Frames, IPCM 304.15 Exterior Doors, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 505.3 Water Supply, IPCM 506.2 Sanitary Drainage Maintenance, IPCM 605.2 Electrical Receptacles, IPCM 704.2.1 Smoke Alarms

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 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 CASSANDRA G HICKS failed to replace the fire alarms, repair all leaking piping, obtain a permit and ensure the piping is properly connected to the sanitary sewer system, repair or replace the ceiling where it is cracking or is otherwise damaged, replace electrical receptacle faceplates where they are missing, repair or replace the exterior door hardware and/or door frames, and replace window hardware as needed 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 90 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 12th day of December, 2017, Nunc Pro Tunc December 6, 2017.




Fran Ross, Esq., Special Magistrate

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

12th DAY OF December 2017.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4379715 12/12/2017 02:34:04 PM
OR BOOK 4074 PAGE 2153 - 2153 Doc Type: ORD
RECORDING: \$10.00

Re: 906 North 22 Street 
Shaun Coss to: chicksnp

07/02/2018 11:00 AM

Good morning Cassandra,

I will process this email as a request for extension hearing for 906 N 22nd St, case 17-1010. In approximately two weeks, your time will also expire for case 17-1356. At that time, I will grant a 90 day administrative extension.

Regarding 208 N 19th St, as we have discussed previously, this process is consistent with Florida State Statute 162. I do not have the discretion to vary from the Statute.

1. The Special Magistrate Order provides a time to obtain a permit.
2. At the expiration of that time, if a good faith effort has been made, I have the authority to grant a 90 day administrative extension. This was provided.
3. Prior to the end of that extension it is your responsibility to request an extension hearing if additional time is needed.
4. Once the fines are started a "massey letter" is sent advising of your right to appeal within 20 days.
5. If you respond, it is scheduled for a hearing where the fines may be stopped for an additional period of time provided by the Special Magistrate.
6. If no response is received, or if that additional time expires, the fines start again and do not stop until the permit has been issued, work completed and all required inspections have been approved.
7. At that time, the case is complied and you may make a request to reduce/rescind the fines/liens.

Best regards,

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

Building Department

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

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



THE SUNRISE CITY
FORT PIERCE
Florida

"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."

chicksnp

Hi Sean, I received your message can you pleas...

06/28/2018 04:27:20 PM

From: chicksnp@gmail.com
To: Shaun Coss <SCoss@city-ftpierce.com>
Date: 06/28/2018 04:27 PM
Subject: Re: 906 North 22 Street

Hi Sean, I received your message can you please give me an extension on 906 North 22nd Street

8/15



NOTICE OF EXTENSION OF TIME

RE: 906 N 22ND ST
 CASE NO: 17-00001010

IN THE MATTER OF: CASSANDRA G HICKS
 5810 SPANISH RIVER DR
 FT PIERCE, FL 34951

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

That I have found there is cause to grant an administrative extension as provided for in Rule 15 of the Rules of Procedure for the Code Enforcement Board and Special Magistrate to correct the violations described in the Order of Violation dated December 12, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation, and the Notice of Extension of Time recorded in Book 4102 Page 1265 is granted an extension of 90 days.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4415407 03/23/2018 09:47:53 AM
 OR BOOK 4111 PAGE 2071 - 2071 Doc Type: NOT
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of March 2018.

Shaun Coss

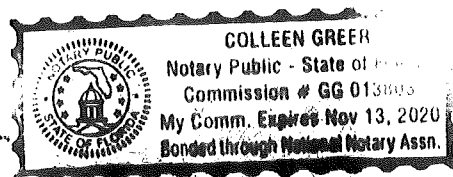
 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 22nd day of March, 2018.

Colleen Greer

 NOTARY PUBLIC - STATE OF FLORIDA



Special Magistrate Hearing**8.B.****Meeting Date:** 08/15/2018**Re:** Case #18-2007 - False Alarm Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-2007 Alarm Appeal	1800 Barcelona Avenue	Sandifer, Robert	Cynthia Ricker
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CASE INFORMATION:

Case Initiated:	May 24, 2018	Type of Presentation:	Alarm Appeal
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OWNER:

APPELLATE: Robert Sandifer 1800 Barcelona Ave Fort Pierce, FL 34946	
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VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
11/3/2017	14-24 – Excessive false alarm signals	Residential	1	\$0.00
11/20/2017	14-24 – Excessive false alarm signals	Residential	2	\$50.00
5/7/2018	14-24 – Excessive false alarm signals	Residential	3	\$100.00
	Grand Total of Fines			\$150.00

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

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

Attachments

Alarm Appeal
Account History

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 08/09/2018

Started On: 07/24/2018 01:14 PM

Robert & Mary Sandifer

1800 Barcelona Avenue

Fort Pierce, Florida 34946

Email: rsandifer@bellsouth.net

#208

City Of Fort Pierce, Florida

False Alarm Reduction Program

PO Box 865482

Orlando, Florida 32886-5482

5/24/2018

Reference: 11079

Attention False Alarm Administrator

On 5/7/2018 at 18:51 the Fort Pierce Police Department reported officers responding to a false alarm at my residence. The responding officers did not leave any evidence of a response nor did my alarm monitoring agency (ADT) report a police response to me. However ADT did call me to inform me that the alarm had been activated at my residence. ADT ask if I wanted the police to respond and was told no, do not dispatch the police.

My residence has in addition to the alarm system security bars installed on all windows and doors for added protection from intruders. We also have with ADT instruction to call us before dispatching police at which time we will make a decision to dispatch the police. This is type of response is provided in the City Of Fort Pierce ordinance.

Finally we have two neighbors living in close proximity of our residence that can visually put an eye on our home within seconds of being notified. These neighbors check our residence when we are away if and when there is an alarm and if any evidence of an intrusion police is then called.

Evidence of your past record will show that when this procedure is not followed the bill is not contested. Record will show a bill was received and paid because we asked for a police response because we were out of state and could not reach anyone to check the residence.

Therefore because we try to stay on top of problems with our alarm system we are asking that consideration be given to this issue. We have a system in place to ensure that a false response by the police is minimized and is a last option.



Robert C. Sandifer

This message contains information that is confidential and/or may be privileged. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copy of this message or its attachments is strictly prohibited. If you have received this message in error, please advise the sender immediately by reply email and delete this message and its attachment.

Account History: 208

Name: SANDIFER, ROBERT & MARY
Address: 1800 BARCELONA AVE
 FORT PIERCE, FL 34946
Location: Residential
Status: Expired
Agency: Fort Pierce FL
Issued: 7/19/2014
Expiration: 7/19/2018
Escrow: \$0.00
Length of History: 1/1/2017 - 7/24/2018

Total Actions	Total Alrms Counted	Total Alrms Ignrd/Valid	Total Charged	Total Appealed	Total Refund	Total Paid	Total Outstanding
6	3	0 / 0	\$150.00	\$0.00	\$0.00	\$50.00	\$100.00

Invoice	Action Taken	Actn/Sent	Charge	Payment
13766	Expired	7/23/2018 7/25/2018	\$0.00 \$0.00	\$0.00 \$0.00

Invoice	Action Taken	Actn/Sent	Charge	Payment
12047	Expiring	6/6/2018 6/8/2018	\$0.00 \$0.00	\$0.00 \$0.00

Invoice	Action Taken	Hrng Dt	Actn/Sent	Hearing #	Charge	Payment
11639	<Hearing Request>	5/31/2018	5/31/2018	275	\$0.00 \$0.00	\$0.00 \$0.00

Invoice	CaseNo	Charged	Adjud	Refunded	Comments
11079	180509797	\$100.00	\$0.00	\$0.00	
Hearing Comments:					

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
11079	FA3 Plus Res	5/7/2018	5/11/2018 5/16/2018	180509797	\$100.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 5/8/2017
 In Abeyance flag set: 5/31/2018

Ofr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	18:51:00		FALSE ALAR	N	N	3

Dispatch:
 1039 TO FP585 [05/07/18 18:59:55 SCHAFFERT|RESD/ROBERT SANBIFER// AUD IND ZN SLIDING DOOR/ TREC 1826/ PX 772.465.3956 [05/07/18 18:52:03 DENNISN]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
4755	FA2 Res	11/20/2017	11/21/2017 11/29/2017	171126663	\$50.00 \$0.00	\$50.00 \$0.00

Counted from Floating (365 Days) Date: 11/21/2016

Action	Amount	Check #	Date	Comments		
Payment	\$50.00	7602	12/4/2017			
Ofr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	12:33:19		FALSE ALAR	N	N	2

Dispatch:
 UDTs: {FP567} ACKNOWLEDGED OK [11/20/17 12:52:36 JOHNSONJ|UDTS: {FP519} ACKNOWLEDGED OK [11/20/17 12:52:36 JOHNSONJ|ROBERT SANDIFUR RESD AUD IND MASTER BED MOTION TRC12030HRS PX 772-465-3956 [11/20/17 12:33:59 WOODSR]
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
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Account History: 208

4231	FA1 Res	11/3/2017	11/7/2017	171104572	\$0.00	\$0.00
			11/15/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 11/4/2016

Ofcr	Incident Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	19:40:26		FALSE ALAR	N	N	1

Dispatch:

UDTS: {FP554} ACKNOWLEDGED OK |11/03/17 20:05:37 BENJAMINC|SANDERFUR RESD// AUD
IND MASTER BDRM MOTION// TR 1938// PX 772-465-3956 |11/03/17 19:41:22 CREWSA|

Officer:

Account History: 208**False Alarms By Month**

Month	Count	Percent
January	0	0%
February	0	0%
March	0	0%
April	0	0%
May	1	33%
June	0	0%
July	0	0%
August	0	0%
September	0	0%
October	0	0%
November	2	67%
December	0	0%
Total	3	100%

False Alarms By Day Of Week

Day	Count	Percent
Sunday	0	0%
Monday	2	67%
Tuesday	0	0%
Wednesday	0	0%
Thursday	0	0%
Friday	1	33%
Saturday	0	0%
Total	3	100%

False Alarms By Hour Of Day

Hour	Count	Percent
00:00 - 00:59	0	0%
01:00 - 01:59	0	0%
02:00 - 02:59	0	0%
03:00 - 03:59	0	0%
04:00 - 04:59	0	0%
05:00 - 05:59	0	0%
06:00 - 06:59	0	0%
07:00 - 07:59	0	0%
08:00 - 08:59	0	0%
09:00 - 09:59	0	0%
10:00 - 10:59	0	0%
11:00 - 11:59	0	0%
12:00 - 12:59	1	33%
13:00 - 13:59	0	0%
14:00 - 14:59	0	0%
15:00 - 15:59	0	0%
16:00 - 16:59	0	0%
17:00 - 17:59	0	0%
18:00 - 18:59	1	33%
19:00 - 19:59	1	33%
20:00 - 20:59	0	0%
21:00 - 21:59	0	0%
22:00 - 22:59	0	0%
23:00 - 23:59	0	0%
Total	3	100%