

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, September 19, 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.	17-1630 Building	1726 Okeechobee Rd	Mustafa, Nazir	Shaun Coss
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B.	17-2410 Building	2807 Okeechobee Rd.	Ginger 15 LLC	Shaun Coss
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C.	17-2242 BLDG	304 N 32nd St.	Davis, Virgiline	Shaun Coss
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D.	17-1907 Bldg	2021 Golfview Ct	Ft. Pierce Rentals LLC	Shaun Coss
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E.	18-0068 Bldg	803 Avenue M	JCQ Quality Construction Corp	Shaun Coss
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F.	18-0063 Bldg	1007 Avenue M	National Debt Relief Services Inc	Shaun Coss
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G.	18-491 Bldg	1209 N 16th Ct.	Unlimited US Services Corp	Shaun Coss
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H.	18-448 Bldg	707 N 9th St.	Harris, Elizabeth	Shaun Coss
I.	18-189 Bldg	1930 Tucker Ct	Chagani, Aziz	Shaun Coss
J.	17-2246 BLDG	903 S 13th St.	Corona, J Carmen	Shaun Coss
K.	17-2256 BLDG	302 Georgia Ave	Culligan Water Conditioning	Shaun Coss
L.	18-188 Bldg	132 N 11th St.	Perullo, Domingo	Shaun Coss
M.	18-1432 CE Repeat	346 Fernandina Avenue	Kovich, Michelle	Heather Debevec
N.	18-0871 CE	1506 G Terrace	Strong, Merdis	Heather Debevec
O.	18-1775 CE	420 North 15th Street	Butler (LF EST), Alice Lee D	Heather Debevec
P.	18-1788 CE	421 North 15th Street	Alouption, Guesty K Alouption, Joseph A	Heather Debevec
Q.	18-1787 CE	427 North 15th Street	Valsant, Zakari	Heather Debevec
R.	18-1874 CE	1201 Avenue L	JBM Import Corp	Heather Debevec
S.	18-1885 CE	1217 Avenue L	Ebanks, Granville	Heather Debevec
T.	18-1981 CE	1510 San Diego Avenue	Rhaheed, Donique	Heather Debevec
U.	18-1191 CE	1020 Seaway Drive	Aux Flotilla 8 Div 1 Inc	Heather Debevec
V.	18-1837 CE	117 North 14th Street	Gonzalez, Alix	Heather Debevec

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

A.	16-2810 Massey	3101 S US Highway 1	Visconti Holdings LLC	Shaun Coss
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	17-1826 Lien Reduction Fast Forward	431 Dundas Court	Duval, Patrick	Peggy Arraiz
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8. **OTHER CASES**

A.	17-0898 Ext of Time	1450 Bell Avenue	Railside LLC	Shaun Coss
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B.	17-0323 Ex of Time	614 N 7th Street	Slimane, Hamid	Shaun Coss
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C.	18-2001 CE	813 South Indian River Drive	Wright, John Wright, Diana	Heather Debevec
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

**Special Magistrate Hearing**

**5.A.**

**Meeting Date:** 09/19/2018

**Re:** Case #17-1630 - 1726 Okeechobee Rd.

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

**Information**

**SUBJECT:**

17-1630 Building	1726 Okeechobee Rd	Mustafa, Nazir	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	July 24, 2017	Type of Presentation:	Regular - Cont. 7/18/2018
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**OWNER:**

OWNER: Nazir Mustafa 6980 NW Denargo St. Port St. Lucie, FL 34983	OCCUPIED BY:
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the alterations taking place in "La Central" and "Unit E". The kitchen has been moved from the "La Central" tenant space to the "Unit E" tenant space. Additionally, "Unit E" has been expanded. Obtain a permit for all alterations taking place.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 07/23/2018

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

**Special Magistrate Hearing**

**5.B.**

**Meeting Date:** 09/19/2018

**Re:** Case #17-2410 - 2807 Okeechobee Rd

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

**Information**

**SUBJECT:**

17-2410 Building	2807 Okeechobee Rd.	Ginger 15 LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 13, 2017	Type of Presentation:	Regular - Cont. 7/18/18
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**OWNER:**

<b>OWNER:</b> Ginger 15 LLC 9429 Poinciana Ct Ft Pierce, FL 34951	<b>OTHER:</b> Michael Melton Reg. Agent for Ginger 15 LLC 230 NW Pinelake Village Blvd. Jensen Beach, FL 34957
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**VIOLATIONS:**

- Section(s): 5-1.105.1 Permit Required**
- IPMC 108.1.4 Unlawful Structure**
- IPMC 304.6 Exterior Walls**
- IPMC 304.7 Roofs & Drainage**
- IPMC 305.3 Interior Surfaces**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the additional conditioned space that has been added, or a demolition permit to revert the area back to its original condition.
2. Repair all roof leaks and exterior wall leaks.
3. Replace all damaged drywall.
4. Remove the unpermitted rear wall of garage door panels.

**RECOMMENDATION:**

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

## Form Review

Form Started By: Shaun Coss  
Final Approval Date: 07/23/2018

Started On: 06/12/2018 09:35 AM

**Special Magistrate Hearing**

**5.C.**

**Meeting Date:** 09/19/2018

**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: 08/17/2018

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

**Special Magistrate Hearing**

**5.D.**

**Meeting Date:** 09/19/2018

**Re:** Case #17-1907 - 2021 Golfview Ct

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

**Information**

**SUBJECT:**

17-1907 Bldg	2021 Golfview Ct	Ft. Pierce Rentals LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	September 1, 2017	Type of Presentation:	Regular
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**OWNER:**

OWNER: Ft. Pierce Rentals LLC Yamila Delgado 2012 Mimosa Ave Ft. Pierce, FL 34949	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required, IPMC 304.7 Roofs & Drainage

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the windows that have been replaced and for the partial infill under the front window.
2. Obtain a permit to repair the carport roof or to demolish the carport.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 90 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: 09/13/2018

Started On: 08/10/2018 12:14 PM

**Special Magistrate Hearing**

**5.E.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-0068 - 803 Avenue M

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

**Information**

**SUBJECT:**

18-0068 Bldg	803 Avenue M	JCQ Quality Construction Corp	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> JCQ Quality Construction Corp 1680 NE 191st St. Miami Beach, FL 33179	<b>OTHER:</b> Vasconez Rafael Reg. Agent for JCQ Quality Construction Corp 1735 NW 157 Terr Miami, FL 33162
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain a permit for repairing, replacing 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: 09/13/2018

Started On: 08/10/2018 12:18 PM

**Special Magistrate Hearing**

**5.F.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-0063 - 1007 Avenue M

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

**Information**

**SUBJECT:**

18-0063 Bldg	1007 Avenue M	National Debt Relief Services Inc	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> National Debt Relief Services Inc 15160 SW 136th St. Unit 7 Miami, FL 33196	<b>OCCUPIED BY:</b> Belinda Illoch Reg. Agent for National Debt Relief Services Inc. 12856 SW 31 Court Miramar, FL 33027
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

1. Obtain permits for the renovation including but not limited to drywall, plumbing, electrical, water heaters and air conditioning repairs and replacments.

**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: 09/13/2018

Started On: 08/10/2018 12:22 PM

**Special Magistrate Hearing**

**5.G.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-491 - 1209 N 16th Ct

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

**Information**

**SUBJECT:**

18-491 Bldg	1209 N 16th Ct.	Unlimited US Services Corp	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 14, 2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Unlimited US Services Corp 3158 SW Esperanto St. Port St. Lucie, FL 34953	OCCUPIED BY:
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required  
IPMC 506.2 Sanitary Drainage System Maintenance (Complied)

**CORRECTIVE ACTIONS:**

1. Obtain a permit for all renovations including but not limited to window replacement, electrical alterations, meter can replacement, and electrical panel replacement.

**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: 09/13/2018

Started On: 08/10/2018 12:27 PM

**Special Magistrate Hearing**

**5.H.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-448 - 707 N 9th St.

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

**Information**

**SUBJECT:**

18-448 Bldg	707 N 9th St.	Harris, Elizabeth	Shaun Coss
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**CASE INFORMATION:**

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

OWNER: Elizabeth Harris & Herman Sumpter 1403 Wyoming Ave Ft. Pierce, FL 34982	OCCUPIED BY:
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**VIOLATIONS:**

- IPMC 304.6 Exterior Walls
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 304.13 Windows, Doors & Frames

**CORRECTIVE ACTIONS:**

1. Properly seal all windows and doors.
2. Seal all holes in the exterior and interior walls.
3. Once all holes have been sealed, have the property treated for the rodent infestation.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply the violations described in the Order; if applicable, obtain required permits pursuant to the Florida Building Code and/or the Code of Ordinances or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 09/13/2018

Started On: 08/10/2018 12:31 PM

**Special Magistrate Hearing**

**5.I.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-189 - 1930 Tucker Ct

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

**Information**

**SUBJECT:**

18-189 Bldg	1930 Tucker Ct	Chagani, Aziz	Shaun Coss
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**CASE INFORMATION:**

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

OWNER: Aziz Chagani 978 Hacienda Cir Kissimmee, FL 34741	OCCUPIED BY:
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**VIOLATIONS:**

- IPMC 305.3 Interior Surfaces
- IPMC 304.6 Exterior Walls
- IPMC 304.13.1 Glazing
- IPMC 504.1 Plumbing Fixtures

**CORRECTIVE ACTIONS:**

1. Seal all holes and cracks in the exterior walls allowing entry of rodents.
2. Replace all missing soffit.
3. Repair or replace all rotten wood, paint all peeling paint.
4. Repair or replace all broken window glazing. Replace all damaged or missing window frames.
5. Seal all cracks and holes in the interior walls and cabinets.
6. Repair or replace the toilet hardware. It is leaking onto the floor.

**RECOMMENDATION:**

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

Form Started By: Shaun Coss  
Final Approval Date: 09/13/2018

Started On: 08/10/2018 12:34 PM

**Special Magistrate Hearing**

**5.J.**

**Meeting Date:** 09/19/2018

**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: 08/17/2018

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

**Special Magistrate Hearing**

**5.K.**

**Meeting Date:** 09/19/2018

**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:**

<b>OWNER:</b> Culligan Water Conditioning L C/O Donner 707 Windsor Ave Fort Pierce, FL 34982	<b>OCCUPIED BY:</b> 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: 08/17/2018

**Special Magistrate Hearing**

**5.L.**

**Meeting Date:** 09/19/2018

**Re:** Case #18-188 - 132 N 11th St.

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

**Information**

**SUBJECT:**

18-188 Bldg	132 N 11th St.	Perullo, Domingo	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> Domingo Perullo & Adela Macera c/o Down Home Title Services Inc. 439 SE Port St. Lucie Blvd. #107 Port St. Lucie, FL 34984	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 506.2 Sanitary Drainage System Maintenance  
IPMC 605.4 Wiring

**CORRECTIVE ACTIONS:**

1. Hire a properly licensed plumber to unclog/repair the sanitary sewer lines.
2. Flexible cords cannot run through walls. Make all necessary corrections to the electrical system.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply the violations described in the Order; if applicable, obtain required permits pursuant to the Florida Building Code and/or the Code of Ordinances or a fine of \$100.00 per day be assessed.

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 09/13/2018

Started On: 08/10/2018 12:39 PM

**Special Magistrate Hearing**

**5.M.**

**Meeting Date:** 09/19/2018

**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: 09/07/2018

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

**Special Magistrate Hearing**

**5.N.**

**Meeting Date:** 09/19/2018

**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:**

<b>OWNER:</b> Merdis Strong 1506 G Terrace Ft. Pierce, FL 34950	<b>TENANT:</b> 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: 08/17/2018

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

**Special Magistrate Hearing**

**5.O.**

**Meeting Date:** 09/19/2018

**Re:** Case 18- 1775 - 420 North 15th Street

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

**Information**

**SUBJECT:**

18-1775 CE	420 North 15th Street	Butler (LF EST), Alice Lee D	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: Alice Lee D Butler ( LF EST) 420 N 15th St Ft. Pierce, FI 34950	
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**VIOLATIONS:**

IPMC 304.2 Protective Treatment

**CORRECTIVE ACTIONS:**

1. Pressure wash the north side of the building as it is discolored. If this does not work, then paint.
2. Paint the trim as it is bare and peeling.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/13/2018

Started On: 08/16/2018 03:07 PM

**Special Magistrate Hearing**

**5.P.**

**Meeting Date:** 09/19/2018

**Re:** Case 18-1788 - 421 North 15th Street

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

**Information**

**SUBJECT:**

18-1788 CE	421 North 15th Street	Alouption, Guesty K Alouption, Joseph A	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Guesty K Alouption Joseph A Alouption 603 S 24th St Ft. Pierce, FL 34950	<b>TENANT:</b> Marie Louis 421 N 15th St Ft. Pierce, FL 34950
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**VIOLATIONS:**

IPMC 302.7 Accessory Structure  
IPMC 304.2 Protective Treatment

**CORRECTIVE ACTIONS:**

1. Repair the fence where the chain link is disconnected and the support beams are missing.
2. Please paint the trim as it is discoloring, peeling, or bare.

**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: 09/13/2018

Started On: 08/16/2018 03:20 PM

**Special Magistrate Hearing**

**5.Q.**

**Meeting Date:** 09/19/2018

**Re:** Case 18-1787 - 427 North 15th Street

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

**Information**

**SUBJECT:**

18-1787 CE	427 North 15th Street	Valsant, Zakari	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Zakari Valsant 4708 Palmetto Dr Ft. Pierce, FL 34982	<b>TENANT:</b> 427 N 15th St Ft. Pierce, FL 34950
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**VIOLATIONS:**

- Section(s): 22-187 (13) - Landscape Maintenance
- Section(s): 5-1.104.5 - Unsafe Building ( Covered Windows)
- Section(s): 16-25 (c) - Responsibility for Containers

**CORRECTIVE ACTIONS:**

1. Remove the dead palm tree at the front of the property.
2. Remove the plywood from the south window.
3. Store recycle, trash, and yard bins to the side or rear of the home.

**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: 09/13/2018

Started On: 08/16/2018 03:34 PM

**Special Magistrate Hearing**

**5.R.**

**Meeting Date:** 09/19/2018

**Re:** 18-1874 - 1201 Avenue L

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

**Information**

**SUBJECT:**

18-1874 CE	1201 Avenue L	JBM Import Corp	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:   July 7 ,2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> JBM Import Corp PO BOX 86 Paramus, NJ 07653	<b>TENANT:</b> Francinia Boston 1201 Avenue L Ft. Pierce, FL 34950
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Repair the rolled up shingles.
2. Remove the tires from the back yard. Keep in mind the City does not pick up tires.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/13/2018

Started On: 08/23/2018 02:32 PM

**Special Magistrate Hearing**

**5.S.**

**Meeting Date:** 09/19/2018

**Re:** Case 18-1885 - 1217 Avenue L

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

**Information**

**SUBJECT:**

18-1885 CE	1217 Avenue L	Ebanks, Granville	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:   July 7,2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Granville Ebanks 3609 Avenue S Ft. Pierce, FL 34947	<b>TENANT:</b> Maurice Murphy 1217 Avenue L Ft. Pierce, FL 34950
--	---

**VIOLATIONS:**

Section: 5-1.104.5 Unsafe Building ( Covered Windows)

**CORRECTIVE ACTIONS:**

1. Remove the plywood from the west window.

**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: 09/13/2018

Started On: 08/23/2018 04:08 PM

**Special Magistrate Hearing**

**5.T.**

**Meeting Date:** 09/19/2018

**Re:** Case 18-1981 - 1510 San Diego Avenue

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

**Information**

**SUBJECT:**

18-1981 CE	1510 San Diego Avenue	Rhaheed, Donique	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Donique Rhaheed 1510 San Diego Ave Ft. Pierce, FL 34950	<b>TENANT:</b> Raneisha Burgess 1510 San Diego Ave Ft. Pierce, FL 34950
--	--

**VIOLATIONS:**

Section 5-73 - House Numbers  
IPMC 304.7 Roofs and Drainage

**CORRECTIVE ACTIONS:**

1. Place house numbers to be visible from the roadway.
2. Obtain a permit from the Building Department and replace the missing shingles on 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 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: 09/13/2018

Started On: 08/24/2018 02:16 PM

**Special Magistrate Hearing****5.U.****Meeting Date:** 09/19/2018**Re:** Case 18-1191 - 1020 Seaway Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-1191 CE	1020 Seaway Drive	Aux Flotilla 8 Div 1 Inc	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:  April 13,2018	Type of Presentation:	Regular
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**OWNER:**

OWNER: Aux Flotilla 8 Div 1 Inc 1120 Seaway Dr Ft. Pierce, FL 34949	EMAIL CONTACT: Evans Mulligan Pelicanevans@comcast.net
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**VIOLATIONS:**

IPMC 302.7 Accessory Structure

**CORRECTIVE ACTIONS:**

1. Repair the fence at the south east area of the property.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/13/2018

Started On: 08/24/2018 02:38 PM

**Special Magistrate Hearing**

**5.V.**

**Meeting Date:** 09/19/2018

**Re:** Case 18-1837 - 117 North 14th Street

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

**Information**

**SUBJECT:**

18-1837 CE	117 North 14th Street	Gonzalez, Alix	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:   July 7,2018	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Alix Gonzalez 1702 SE Manth Ln Port St. Lucie, FL 34983	<b>TENANT:</b> 117 N 14th St Ft. Pierce, FL 34950
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**VIOLATIONS:**

Section(s): 16-46, 16-48 (5) Nuisance as an Object / Maintenance of Nuisance on Property Prohibited

**CORRECTIVE ACTIONS:**

1. Remove the tarps, buckets, cans, furniture, tires, loose boards, broken equipment, and various other loose items from the yard.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/13/2018

Started On: 08/24/2018 04:26 PM

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**Information**

**SUBJECT:**

16-2810 Massey	3101 S US Highway 1	Visconti Holdings LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 9, 2016	Type of Presentation:	Massey
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**OWNER:**

<b>OWNER:</b> Visconti Holdings LLC 4300 S US Highway 1 Suite 203-33 Jupiter, FL 33477	<b>OCCUPIED BY:</b> Twin Vee Catamarans, Inc. Attn: Joseph Visconti 3101 S US Highway 1 Fort Pierce, FL 34982
---	---

**VIOLATIONS:**

Section(s): 5-1105.1 Permit Required

**FINDINGS/ORDER:**

May 10, 2017 the Code Enforcement Board found Visconti Holdings LLC responsible for the violation(s) referenced above and gave them 60 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. November 7, 2017 - 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 or Code Board to request another extension.
2. February 14, 2018 - An inspection was made, the property was not in compliance, the fines began.
3. May 15, 2018 - Another inspection was made, the property is now in compliance, the fines stopped.
4. August 7, 2018 - Received request for reduction/rescindment.
5. The total fines accrued \$9040.00 ( includes \$40.00 recording fees).

**RECOMMENDATION:**

To be determined.

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**Attachments**

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

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## **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 09/13/2018

Started On: 08/14/2018 09:45 AM



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

Date:	8/6/2018		
Property address:	3101 S US HWY 1, FORT PIERCE, FL 34982		
Owner(s) of record:	VISCANTI HOLDING LLC		
Mailing address:	3101 S US HWY 1, FORT PIERCE, FL 34982		
Property tax ID #:	2427-601-0069-000/3		
Original purchase date:	May 2016	Original purchase price:	\$2,500,000
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Loretta Ball	Relationship to owner(s)	Director of Operations/Twin Vee
Telephone #:	772.429.2525 ext 104	Mobile phone #:	
E-mail:	info@twinvee.com	Preferred contact method:	via email
What are owner(s) intentions for property:	Manufacturing of Twin Vee Catamarans at property address since 2003		
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 \$ 16,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 16,330.00

DOLLAR AMOUNT I AGREE TO PAY \$ 0.00 Letter of explanation attached

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

8/6/2018  
 \_\_\_\_\_  
 Date

P O W E R C A T S  
**TWIN VEE**

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August 6, 2018

Colleen Greer  
Code Enforcement Clerk  
Fort Pierce Code Enforcement  
100 North US 1  
Fort Pierce, FL 34950

RE: Case #: 16-2810  
Property address: 3101 S US HWY 1  
Tax ID #: 2427-601-0069/000/3

Dear Ms. Greer:

Attached, please find form to request a reduction or rescindment of code enforcement fines/liens.

We purchased a Bosch panel from Total Lifesafety in 2016 which we had continual issues with. In January the panel went out again and we also needed to add rear buildings to the system. We were told the entire unit would have to be replaced, which we did with another company. We were not happy with the vendor or the product and cancelled the contract on February 7<sup>th</sup>, 2018.

On February 7<sup>th</sup>, 2018 we received a proposal from Fire Equipment Services of Florida which was signed that day to begin permit process.

We did everything we could in a timely manner and if you need any additional information to rescind these fines please let us know.

Respectfully submitted,

*Loretta*

Loretta Ball  
Director of Operations  
Twin Vee PowerCats

**3101 South US 1 Fort Pierce, FL 34982**  
**Phone: 772. 429.2525 Fax: 772. 429.2590 e: info@twinvee.com**



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

CASE #: 16-2810

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

Violator: VISCONTI HOLDINGS LLC  
4300 S US HWY 1 SUITE 203-33  
JUPITER, FL 33477

Property Address: 3101 S US HWY 1  
Tax ID #: 2427-601-0069-000/3  
Legal Description: MARAVILLA GARDENS S/D-UNIT THREE- LOT 187-LESS FEC RR RW ANDLESS US  
1 AND LESS TO STATE OF FLORIDA AS IN OR 252-1632- (OR 1710-42)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Code Enforcement Board pursuant to Florida Statutes 162.07 on May 10, 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 VISCONTI HOLDINGS LLC failed to obtain a permit for the replacement of the fire alarm system 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) 467-3000, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Code Enforcement Board's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 15<sup>th</sup> day of May, 20 17, Nunc Pro Tunc.



Mary Minton, Code Enforcement Board Chair

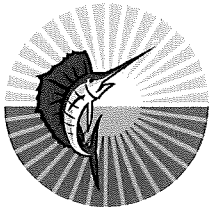
I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS

15<sup>th</sup> DAY OF May, 20 17.



Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4308790 05/15/2017 03:10:10 PM  
OR BOOK 3996 PAGE 1534 - 1534 Doc Type: ORD  
RECORDING: \$10.00



**NOTICE OF EXTENSION OF TIME**

RE: **3101 S US HWY 1**  
CASE NO: 16-00002810

IN THE MATTER OF: VISCONTI HOLDINGS LLC  
4300 S US HWY 1 SUITE 203-33  
JUPITER, FL 33477

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 May 15, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 3996 Page 1534 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4368454 11/07/2017 01:20:40 PM  
OR BOOK 4062 PAGE 1109 - 1109 Doc Type: MS  
RECORDING: \$10.00

Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 3101 S US HWY 1

CASE NO: 16-00002810

IN THE MATTER OF: VISCONTI HOLDINGS LLC  
4300 S US HWY 1 SUITE 203-33  
JUPITER, FL 33477

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 Code Enforcement Board's order dated May 15, 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: February 14, 2018.

In accordance with the Order of Violation recorded in Book 3996 Page 1534, fines in the amount of \$100.00 shall commence on this date.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4406281 02/28/2018 12:18:26 PM  
OR BOOK 4102 PAGE 1277 - 1277 Doc Type: AFF  
RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 14<sup>th</sup> day of February, 2018.

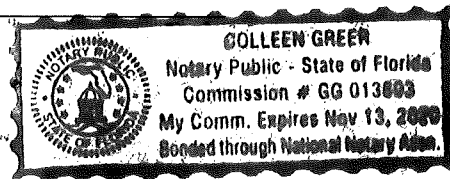
Shaun Coss, Building Department Coordinator

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 14th day of February, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF COMPLIANCE

RE: 3101 S US HWY 1  
CASE NO: 16-00002810

IN THE MATTER OF: VISCONTI HOLDINGS LLC  
4300 S US HWY 1 SUITE 203-33  
JUPITER, FL 33477

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 Code Enforcement Board's order dated May 15, 2017, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1 of the Code of the City of Fort Pierce, Florida, as of this date: May 15, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4102 Page 1277. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 6<sup>th</sup> day of August, 2018.

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

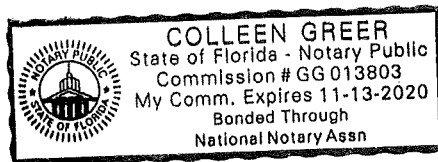
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4469091 08/13/2018 09:12:18 AM  
OR BOOK 4168 PAGE 918 - 918 Doc Type: AFF  
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
this 7<sup>th</sup> day of August, 2018.

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

MY COMMISSION EXPIRES:





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

**Case No: 16-2810**

**Address: 3101 S US Highway 1**

**Hearing Date: September 19, 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 THE PERMIT, COMPLETED ALL REQUIRED WORK, AND CLOSED THE PERMIT.**
  
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

8/18/2018

Property Address: 3101 S US Highway 1 Case # 16-2810

Date case originated: 12/9/2016

Date case complied: 8/7/2018

Total time: 19 months

## Number of Hearings

Violation Hearings: 1  
 Massey Hearings: 1  
 Lien Reduction Hearings: 0

## Mailing Expense

Regular 1st Class:	\$0.44	<u>13</u>	\$5.72
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>4</u>	\$40.00
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Months Open	\$50.00	<u>19</u>	\$950.00
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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>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: \$1,805.92**

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**Information**

**SUBJECT:**

17-1826 Lien Reduction Fast Forward	431 Dundas Court	Duval, Patrick	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	August 22, 2018	Type of Presentation:	Lien Reduction
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**OWNER:**

OWNER: Patrick Duval P. O. Box 791 Ft. Pierce, FL 34954	OCCUPIED BY:
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**VIOLATIONS:**

IPMC 304.7 - Roofs and Drainage  
IPMC 304.2 - Protective Treatment

**FINDINGS/ORDER:**

January 17, 2018 the Special Magistrate found Patrick K Duval responsible for the violations referenced above and gave him 60 days to comply or a rate of \$50.00 per day would be assessed.

**ACTION DATES:**

March 23, 2018 - An inspection was made, the property was not in compliance, the fines began.  
August 7, 2018 - Another inspection was made, the property was now in compliance, the fines stopped.  
August 13, 2018 - A lien was recorded with the St. Lucie County Clerk of Court.  
August 23, 2018 - Received request for lien reduction with a prepaid check in the amount of \$3,000.00.

**RECOMMENDATION:**

To accept the request for option 2 with payment of \$3,000.00 to satisfy the lien.

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**Attachments**

Request  
7 Criteria

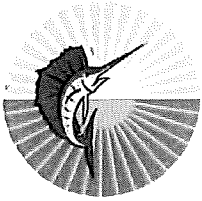
Lien  
Aff of CM  
Aff of Non Comp  
Order

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### **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 09/13/2018

Started On: 09/10/2018 04:43 PM



THE SUNRISE CITY

# FORT PIERCE

CODE ENFORCEMENT  
*Florida*

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

Date:	8/23/18				
Property address:	431 Dundas Ct.				
Owner(s) of record:	Patrick Duval				
Mailing address:	1807 San Marcos Ave, Ft. Pierce FL 34946				
Property tax ID #:	2410-601-0005-00015				
Original purchase date:		Original purchase price:			
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:			Relationship to owner(s)		
Telephone #:			Mobile phone #:		
E-mail:			Preferred contact method:		
What are owner(s) intentions for property:	PAY \$3,000. request waiver				
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

\$ 6,880.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 3,880.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000.00

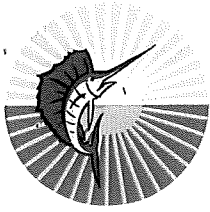
*Patrick Duval*

Signature of Owner or Representative

Date

Patrick Duval

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: 431 Dundas Ct.

Property Owner: Patrick Duval

Mailing Address: 1807 San Marcos Ave, Fort Pierce, FL 34946

Telephone #: 772-461-0558 Cell Phone #: \_\_\_\_\_

E-Mail Address: hendricksmlcavin@bellsouth.net

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

I, Patrick Duval, 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:

Want to resolve the matter,  
Patrick Duval is in a facility -  
Hospital

Date: 8/23/18

Signed: Patrick Duval

Print Name: Patrick Duval

STATE OF FLORIDA

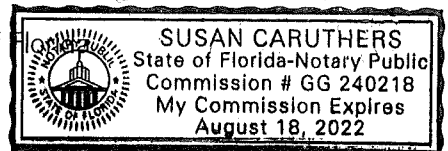
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Patrick Duval 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 \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 23<sup>rd</sup> day of August, 20 18.

[Signature]

Notary Public, State of



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 431 Dundas Court

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.

PATRICK DONAL  
Signature of Owner or Representative      Date

Patrick Donal  
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 Arraiz  
City Representative      Date

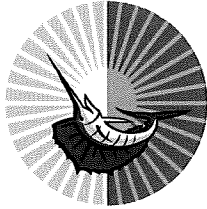
MARGARET M ARRAIZ  
Printed Name

**LIEN REDUCTION HEARING  
 CONTESTING OF FINE/NON-COMPLIANCE  
 Special Magistrate Hearing Date: September 19, 2018**

Case No: 17-1826

Address: 431 Dundas Court

1.) The gravity or seriousness of the violation:	<b>MODERATE</b>
2a.) Any and all actions taken by the violator to correct the violations; OR	<b>NO PERSONAL CONTACT</b>
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:	<b>DEMOLITION BY CITY</b>
3.) The length of time necessary to bring the property into compliance:	<b>1 YEAR</b>
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:	<b>1</b>
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	<b>6 CM / 1 DEMOLITION</b>
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	<b>UNKNOWN</b>
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:	<b>NONE</b>



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

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

Case # 17-1826

Violator: PATRICK K DUVAL  
 P O BOX 791  
 FT PIERCE, FL 34954

Property Address: 431 DUNDAS CT  
 Tax ID #: 2410-601-0005-000/5  
 Legal Description: FEE AND MAY'S RE-S/D BLK A E 100FT OF LOT 5-LESS ST- (MAP 24/10C)

Violation of Section(s): IPCM 304.7 Roofs & Drainage, IPCM 304.2 Protective Treatment

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on January 17, 2018 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated January 17, 2018 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 \$50.00 from March 23, 2018 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 24 day of August, 2018.

*[Handwritten signature]*

ATTEST:

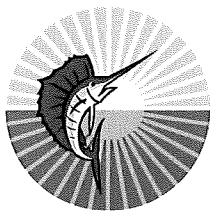
*[Handwritten signature]*  
 CITY CLERK

*[Handwritten signature]*  
 Fran Ross, Esq., Special Magistrate

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

DATED: 8/9/18

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4469083 08/13/2018 09:12:18 AM  
 OR BOOK 4168 PAGE 910 - 910 Doc Type: ORD  
 RECORDING: \$10.00



AFFIDAVIT OF COMPLIANCE

RE: 431 DUNDAS CT  
 CASE NO: 17-00001826

IN THE MATTER OF: PATRICK K DUVAL  
 P O BOX 791  
 FT PIERCE, FL 34954

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:

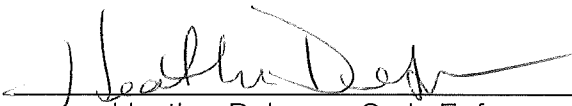
That I have personally examined the property described in the Special Magistrate's order dated January 17, 2018, in the above mentioned case and find that said property is now in compliance with Section(s) IPMC 304.2 Protective Treatment IPMC 304.7 Roof and Drainage of the Code of the City of Fort Pierce, Florida, as of this date: August 7, 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 4113 Page 1600. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 7 day of August, 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 # 4469090 08/13/2018 09:12:18 AM  
 OR BOOK 4168 PAGE 917 - 917 Doc Type: AFF  
 RECORDING: \$10.00

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

  
 NOTARY PUBLIC - STATE OF FLORIDA



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

AFFIDAVIT OF NON-COMPLIANCE

RE: 431 DUNDAS CT

CASE NO: 17-00001826

IN THE MATTER OF: PATRICK K DUVAL  
 P O BOX 791  
 FT PIERCE, FL 34954

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 January 17, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 304.2 Protective treatment. IPMC 304.7 Roofs and drainage of the Code of the City of Fort Pierce, Florida, as of this date: March 23, 2018

In accordance with the Order of Violation recorded in Book 4095 Page 2982, fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 23 day of March, 2016.

Heather Debevec, Code Enforcement Officer

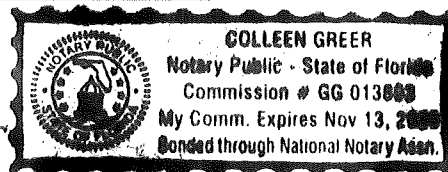
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4417390 03/28/2018 02:13:59 PM  
 OR BOOK 4113 PAGE 1600 - 1600 Doc Type: AFF  
 RECORDING: \$10.00

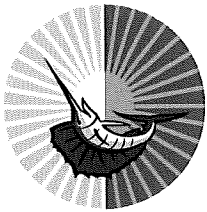
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 23rd day of March, 2018.

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 # 4399886 02/09/2018 11:29:03 AM  
OR BOOK 4095 PAGE 2982 - 2982 Doc Type: ORD  
RECORDING: \$10.00

**CASE #: 17-1826**

Property Address: 431 DUNDAS CT

Tax ID #: 2410-601-0005-000/5

Legal Description: FEE AND MAY'S RE-S/D BLK A E 100FT OF LOT 5-LESS ST- (MAP 24/10C)

Violator: PATRICK K DUVAL  
P O BOX 791  
FT PIERCE, FL 34954

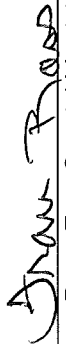
RE: Violation of Section(s): IPCM 304.7 Roofs and Drainage, IPCM 304.2 Protective Treatment

**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 PATRICK K DUVAL failed to repair the roof and paint the house 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 \$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 22nd 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

22nd DAY OF January, 2018.  
  
\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk

Cc: Patrick Duval, 1807 San Marcos Avenue, Ft. Pierce, FL 34947

**Special Magistrate Hearing****8.A.****Meeting Date:** 09/19/2018**Re:** Case #17-0898 - 1450 Bell Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-0898 Ext of Time	1450 Bell Avenue	Railside LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	April 5, 2017	Type of Presentation:	Extension of Time - cont.
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**OWNER:**

OWNER: Railside LLC Norman Zlinkoff 44-47 Realty LLC 4510 SW Thistle Terrace Palm City, FL 34990	REGISTERED AGENT: John Katsock, Jr. Reg. Agent for Railside LLC 4521 SW Bimini Circle N Palm City, FL 34990
LEGAL COUNCIL: Alexander Gonano Gonano & Harrell TD Bank Building 1600 S Federal Highway - Suite 200 ?Ft. Pierce, FL 34950	

**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building  
 Section(s): 5-1.105.1 Permit Required  
 Section(s): 5-1.105.4.1.2 Expired Permit  
 Section(s): 22-79 Compliance with Conditions of Approval

**CORRECTIVE ACTIONS:**

1. August 2, 2017 Special Magistrate Ross found Railside LLC responsible for the violations referenced above and gave them 30 days to obtain a permit and approved final inspection for the irrigation system, renew permit 15-3025 and 16-1785. Also 90 days to submit a revised scope of electrical work for permit 17-425 and submit a comprehensive plan for phase two of development. Failure to comply to this order in the time allotted will result in assessing a fine of \$250.00 per day for each order until all violations are corrected.
2. November 7, 2017 Shaun Coss, 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 to request another extension.

3. January 18, 2018 received request for another extension of time from Alexander Gonano, legal advisor.
4. March 21, 2018 Special Magistrate issued a 90 day extension to apply for the application and an additional 90 days to obtain the permit and comply to permit conditions. Failure to come into compliance within this time period will result in being assessed \$250.00 per day until property comes into compliance.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Order  
90 day ext  
Ext of Time  
Ext of Time Order

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**Form Review**

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

Started On: 02/02/2018 03:19 PM



THE SUNRISE CITY

**FORT PIERCE**  
FLORIDA  
CODE ENFORCEMENT

CASE #: 17-0898

Violator: RAILSIDE LLC  
NORMAN ZLINKOFF  
44-47 REALTY LLC  
4510 SW THISTLE TERR  
PALM CITY, FL 34990

Property Address: 1450 BELL AVE  
Tax ID #: 2428-431-0001-000/1

Legal Description: 28 35 40 FROM SW COR OF SE 1/4 TH N 00 04 31 W ALG W LI OF SE 1/4 33 FT TO NLY RD RAW LI OF BELL AV AND POB: TH CONT N 00 04 31 W 1110.80 FT, TH N 87

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4337994 08/04/2017 02:12:15 PM  
OR BOOK 4028 PAGE 514 - 515 Doc Type: ORD  
RECORDING: \$18.50

Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, 5-1.105.4.1.2 Expired Permit, 22-79 Compliance with Conditions of Approval

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 02, 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 RAILSIDE LLC failed to:

1. Obtain a permit and approved final inspection for the irrigation system.
2. Renew permit 15-3025 for re-roofing the office and loading dock area and supply an original signed and sealed inspection certification from John Foster.
3. Renew permit 16-1785 for the site work permit. To obtain approval for the final inspection you must comply with all outstanding issues from the Engineering and Planning Departments including all conditions specified in the Conditional Use approval dated 10/5/15. This includes providing a certified as-built drawing; providing a Contractor's or Engineer's final certification; removing the southern row of spaces and installing the 10 foot landscaping buffer to plan, or, the submittal of a revision to make the spaces compliant, detail of where the 10 foot landscape buffer is located and approval or revocable license agreement from St. Lucie County for the landscape buffer if it is located on the right of way; rehabilitation/replacement of the palm trees installed at the south east corner of the "planning area" that are dead or dying; installing a stop bar and stop sign at the west driveway apron as required; painting directional arrows; removing the driveway apron at the west side of the property where a landscape buffer was planned; installing the vegetative hedge within the western landscape buffer as required by City Code Section 22-187(4); and, providing access to the property to allow Planning Staff to perform an inspection of the installation of trees and parking spaces striped internally on the site.
4. Submit a revised, detailed scope of electrical work for permit 17-425 for electrical work intended to take place in the condemned structure, or include this work in the phase-two comprehensive plan described below.
5. Submit a comprehensive plan for phase-two, which may include a 2000 s.f +/- addition to the facility as well as planning for a 1500 s.f. future restaurant including landscaping and site modifications; The phase-two comprehensive plan must address all other outstanding violations including, having an Engineer complete an evaluation of all structures on the property; building numbering; construction, rehabilitation and demolition of structures to address the change of use and to cure all deficiencies constituting condemnation; and, the removal of millings.

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 shall be required to apply for and obtain the permit from the Building Department.

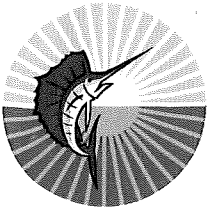
2. In the event items 1, 2, and 3 are not remedied within 30 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.  
In the event items 4 and 5 are not remedied within 90 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
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 4th day of August, 2017, *nunc pro tunc* August 2, 2017.

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

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

4th DAY OF August, 2017.

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



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

**NOTICE OF EXTENSION OF TIME**

RE: **1450 BELL AVE**  
 CASE NO: 17-00000898

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4368451 11/07/2017 01:20:40 PM  
 OR BOOK 4062 PAGE 1106 - 1106 Doc Type: MS  
 RECORDING: \$10.00

IN THE MATTER OF: RAILSIDE LLC  
 NORMAN ZLINKOFF  
 44-47 REALTY LLC  
 4510 SW THISTLE TERR  
 PALM CITY, FL 34990

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 August 02, 2017, in the above mentioned case.

The time to comply the violations as specified in the Order of Violation recorded in Book 4028 Pages 514-515 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.  
 DATED this 7<sup>th</sup> day of November, 2017.

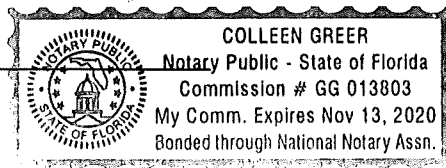
Shaun Coss, Building Department Investigator

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

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

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



1450 Bell Ave.

Shaun Coss to: Colleen Greer

01/18/2018 12:49 PM

Colleen,

Please accept this email as a request for extension hearing and let me know what the date will be.

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."*

----- Forwarded by Shaun Coss/cfp on 01/18/2018 12:48 PM -----

From: Alexzander Gonano <AGonano@gh-law.com>  
To: Shaun Coss <SCoss@city-ftpierce.com>  
Date: 01/18/2018 12:03 PM  
Subject: help please 1204 N 25th ST.

Shaun,

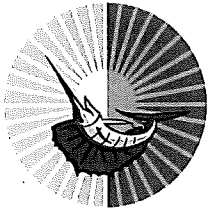
I know this is out of your department now, but the new owners of the property paid the fines off but no Sat or Release has appeared of record, can you forward this to someone who can advise me of the status of the release/sat? We are working to get title quieted and the house sold.

Side note – Mr. Katsock has had some significant medical issues so I cannot get an update from him and it may be weeks or months before he is able to return to work, how do we go about obtaining an extension on the 2/5 deadline for Bell Ave?

As always, thanks for your help,

Alexzander "Zan" Gonano  
Gonano and Harrell  
TD Bank Building  
1600 South Federal Highway  
Suite 200  
Fort Pierce, FL 34950  
(772) 464-1032 ext. 1014

~~1205/16~~



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4415421 03/23/2018 09:47:53 AM  
OR BOOK 4111 PAGE 2085 - 2085 Doc Type: ORD  
RECORDING: \$10.00

CASE #: 17-0898

Property Address: 1450 BELL AVE  
Tax ID #: 2428-431-0001-0000/1

Legal Description: 28 35 40 FROM SW COR OF SE 1/4 TH N 00 04 31 W ALG W LI OF SE 1/4 33 FT TO  
NLY RD R/W LI OF BELL AV AND POB: TH CONT N 00 04 31 W 1110.80 FT, TH N 87

Violator: RAILSIDE LLC  
NORMAN ZLINKOFF  
44-47 REALTY LLC  
4510 SW THISTLE TERRACE  
PALM CITY, FL 34990

RAILSIDE LLC  
1307 NE SUNVIEW TER  
JENSEN BEACH, FL 34957

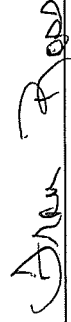
RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, 5-1.105.4.1.2 Expired  
Permit.

**ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME**

**THIS CAUSE** came before the Special Magistrate on March 21, 2018, upon request of the Respondent RAILSIDE LLC, contained in said Respondent's letter dated January 18, 2018, for an extension of time within which to comply with the Order Determining Violation dated August 2, 2017, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. **Accordingly it is ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated August 2, 2017 is hereby approved.
2. In the event the violation is not remedied within 90 days to apply and upon application an additional 90 days to obtain the permit and comply with all permit conditions 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.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.

**DONE AND ORDERED this 23rd day of March, 2018**, nunc pro tunc March 21, 2018.

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

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

23rd DAY OF March, 2018.

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

Cc: John Katsock, Jr., Reg. Agent for Railside LLC, 4521 SW Bimini Circle N., Palm City, FL 34990  
Alexander Gonano, Gonano & Harrell, TD Bank Building, 1600 S Federal Highway, Suite 200, Ft. Pierce, FL  
Alexander Gonano, via email.

**Special Magistrate Hearing****8.B.****Meeting Date:** 09/19/2018**Re:** Case #17-0323 - 614 N 7th St - Slimane**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

17-0323 Ex of Time	614 N 7th Street	Slimane, Hamid	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	February 15, 2017	Type of Presentation:	Extension of Time
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**OWNER:**

OWNER: Hamid Slimane 614 N 7th Street Ft. Pierce, FL 34950	
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**VIOLATIONS:**

Section(s): 5-1.105.1 Permit Required

**CORRECTIVE ACTIONS:**

1. March 21, 2018 - the Special Magistrate found Hamid Slimane responsible for the above violation and gave him 60 days to obtain a permit and comply to all permit conditions. Failure to do so will result in a fine of \$100.00 per day being assessed.
2. May 29, 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.
3. August 20, 2018 received a request for additional time from Mr. Slimane.

**RECOMMENDATION:**

To be determined.

**Attachments**Request  
Order  
Tax Card**Form Review**

Form Started By: Colleen Greer

Started On: 08/22/2018 01:45 PM

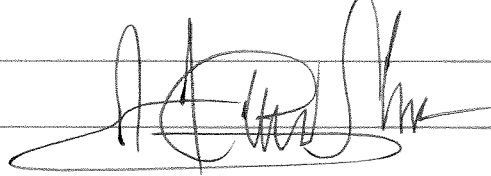
Final Approval Date: 09/13/2018

8-20-18

Please schedule my case for a request for extension hearing.

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Harid Slimane,

A handwritten signature in black ink, appearing to read 'Harid Slimane', written over a horizontal line. The signature is stylized and somewhat cursive.



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

CASE #: 17-0323

Property Address: 614 N 7TH ST  
Tax ID #: 2403-712-0005-000/4  
Legal Description: ENGLAR'S RIVERVIEW HEIGHTS LOTS 5 AND 6 (MAP 24/03S) (OR 576-1752)

Violator: HAMID SLIMANE  
614 N 7TH ST  
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 March 21, 2018, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that HAMID SLIMANE failed to renew or properly close out all permits that have expired (including 9-2258, 9-727, 9-726, 8,1444, 3-2400, 17-743 and 2-559) complete the work, and obtain approval for all required inspections or obtain a renovation permit to include the scope of work of all expired permits listed previously 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. Licensed contractors 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 23rd day of March, 2018, nunc pro tunc March 21, 2018.**

  
Fran Ross, Esq., Special Magistrate

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

23rd DAY OF March, 2018.

  
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4415415 03/23/2018 09:47:53 AM  
OR BOOK 4111 PAGE 2079 - 2079 Doc Type: ORD  
RECORDING: \$10.00

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

**Property Identification**

Site Address: 614 N 7th ST Parcel ID: 2403-712-0005- Account #: 16167 Sec/Town/Range:  
 000-4  
 Map ID: 24/03S Zoning: C3 Use Type: 1200 Jurisdiction: Fort Pierce

**Ownership**

Hamid Slimane  
 614 N 7th St  
 Fort Pierce, FL 34950

**Legal Description**

ENGLAR'S RIVERVIEW HEIGHTS LOTS 5 AND 6 (MAP 24/03S) (OR 576-1752)

**Current Values**

Just/Market: \$494,300 Assessed: \$494,300 Year  
 Exemptions: \$50,000 Taxable: \$444,300

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$494,300	\$494,300	\$50,000	\$444,300
2017	\$493,500	\$491,555	\$50,000	\$441,555
2016	\$491,500	\$487,559	\$50,000	\$437,559

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-01-1988	0576 / 1752	XX00	CV		\$105,000
12-01-1987	0567 / 2061	XX00	CV		\$75,000
11-01-1978	0297 / 2995	XX00	CV		\$57,000

**Primary Building Information**

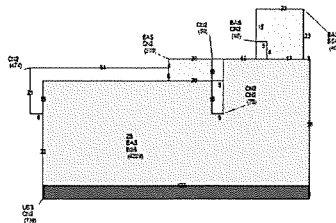
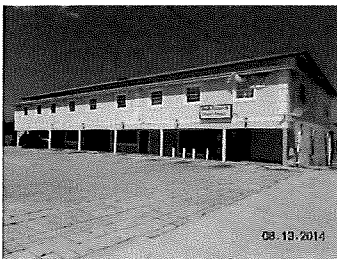
Finished Area of this building: 13,902 SF  
 Gross Area of this building: 22,249 SF

**Exterior Data**

View: Roof Cover: Metal Roof Structure: Hip Building Type: STRH  
 Year Built: 1989 Frame: Grade: Y\_C Effective Year: 1989  
 Primary Wall: CB Stucco Story Height: 2 Story No. Units: 4 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 50% Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 0 Heated %: 50% 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):	13,902
Gross Area (SF):	22,249
Land Size (acres):	0.56
Land Size (SF):	24,500
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	9800	1979
CEMENT CURB	1	80	1989
CBSWall16"Blk	1	140	1989
CEMENT CURB	1	120	1989

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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**Special Magistrate Hearing**

**8.C.**

**Meeting Date:** 09/19/2018

**Re:** Case # 18-2001 - 813 South Indian River Drive

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

**Information**

**SUBJECT:**

18-2001 CE	813 South Indian River Drive	Wright, John Wright, Diana	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: John Wright Diana Wright 813 S Indian River Dr Ft. Pierce, FI 34950	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Stop any and all business operations conducted at your home or dock, and all City parks.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 0 days to comply or a fine of \$25.00 per day be assessed.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 09/13/2018

Started On: 08/21/2018 08:35 AM