

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 17, 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.	18-0067 Rescheduled 10/17/18 Bldg	120 Orange Ave	RFMD Investments LLC	Shaun Coss
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B.	18-0311 Bldg	1811 N 16th St.	National Debt Relief Services Inc	Shaun Coss
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C.	18-682 Bldg	2910 Avenue J	Mills-Smith, Yvonne	Shaun Coss
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D.	18-316 Bldg	1405 N 22nd St.	B & B Management Services, Inc	Shaun Coss
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E.	17-2536 Bldg	1502 Cortez Blvd	Hamill, James	Shaun Coss
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F.	18-1308 Bldg	1771 Binney Dr	Bonfer, Regina	Shaun Coss
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G.	18-823 Bldg	210 S 25th St.	R & D Management & Investments	Shaun Coss
H.	15-1123 Bldg	603 N 8th St.	Gilbert, Roland	Shaun Coss
I.	18-685 Bldg	717 Emil Dr	Coment, Glenn	Shaun Coss
J.	17-2256 BLDG	302 Georgia Ave	Culligan Water Conditioning	Shaun Coss
K.	18-2224 CE	2406 San Marcos Avenue	Cromes, Saprina Carswell, Ervin	Heather Debevec
L.	18-2248 CE	2102 Valencia Avenue	Walker, Jessye Kieta, Shomacka Walker, Sia	Heather Debevec
M.	18-1837 CE	117 North 14th Street	Gonzalez, Alix	Heather Debevec
N.	17-2978 CE	704 S 7th St.	Scott, Joy Ann	Isaac Saucedo
O.	18-2046 CE	1006 Ohio Ave	Farris, Kenneth	Isaac Saucedo
P.	18-2101 CE	2625 Oleander Ave	Toussaint, Wilzaire Delcy, Marie M	Isaac Saucedo

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

A.	17-0181 Massey	1106 Chipola Rd	Lima, Doclus	Shaun Coss
B.	16-2209 Massey	715 Citrus Avenue	Lakram, Roshini	Shaun Coss
C.	17-0753 Massey - Ext.	927 N US Highway 1	TTT Utopia, Inc.	Shaun Coss
D.	14-0453 Massey	1908 Oleander Avenue	Reyes, Maria	Shaun Coss

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

A.

02-9119 Lien Reduction	1912 Tucker Court	Saghir, Muhammad	Margaret Arraiz
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B.

08-2832 Lien Reduction	621 N 9th Street	Gilliam, Eva	Heather Debevec
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8. **OTHER CASES**

A.

18-2295 Alarm Appeal	700 W Weatherbee Road	Pineapple Playhouse	Cynthia Ricker
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

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

Special Magistrate Hearing

5.A.

Meeting Date: 10/17/2018

Re: Case #18-67 - 120 Orange Ave

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

Information

SUBJECT:

18-0067 Rescheduled 10/17/18 Bldg	120 Orange Ave	RFMD Investments LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: RFMD Investments LLC PO Box 650991 Vero Beach, FL 32965	OTHER: James O'Hearn Reg. Agent for RFMD Investments LLC 2466 NE 17th Ct. Jensen Beach, FL 34957
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for replacing the electric panel.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 08/30/2018

Started On: 08/10/2018 11:29 AM

Special Magistrate Hearing

5.B.

Meeting Date: 10/17/2018

Re: Case #18-311 - 1811 N 16th St.

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

Information

SUBJECT:

18-0311 Bldg	1811 N 16th St.	National Debt Relief Services Inc	Shaun Coss
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CASE INFORMATION:

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

OWNER: National Debt Relief Services, Inc. ATTN: Belinda Villoch 12856 SW 31st Ct. Miramar, FL 33027	OCCUPIED BY:
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VIOLATIONS:

Section: 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for all repairs and renovations including but not limited to framing, drywall, electrical and plumbing.

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 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: 10/11/2018

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

Special Magistrate Hearing

5.C.

Meeting Date: 10/17/2018

Re: Case #18-682 - 2910 Avenue J

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

Information

SUBJECT:

18-682 Bldg	2910 Avenue J	Mills-Smith, Yvonne	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 2, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Yvonne Mills-Smith, Veronica Hudson & Randolph Scott 506 N 18th St. Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section: 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for all residential repairs including but not limited to window replacement, electrical wiring, and piping 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 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: 10/11/2018

Started On: 09/14/2018 09:54 AM

Special Magistrate Hearing

5.D.

Meeting Date: 10/17/2018

Re: Case #18-316 - 1405 N 22nd St.

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

Information

SUBJECT:

18-316 Bldg	1405 N 22nd St.	B & B Management Services, Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 7, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: B & B Management Services, Inc. 1216 York Ave, Suite B Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

- IPMC 304.7 Roofs & Drainage
- IPMC 305.4 Walking Surfaces
- IPMC 602.2 Residential Heat Supply
- IPMC 603.1 Mechanical Equipment

CORRECTIVE ACTIONS:

1. Repair or replace the HVAC unit.
2. Repair or replace all broken tile to provide a safe walking surface.
3. Repair or replace the roof where it is leaking.

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 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: 10/11/2018

Started On: 09/14/2018 09:58 AM

Special Magistrate Hearing

5.E.

Meeting Date: 10/17/2018

Re: Case #17-2536 - 1502 Cortez Blvd

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

Information

SUBJECT:

17-2536 Bldg	1502 Cortez Blvd	Hamill, James	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 31, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: James Hamill 4001 Virginia Ave, Suite A Fort Pierce, FL 34981	OCCUPIED BY:
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VIOLATIONS:

Section: 5-1.105.4.1.2 Expired Permit

CORRECTIVE ACTIONS:

1. Renew permit 17-2295 for the roof replacement, complete all work and obtain approval for all required inspections.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to renew the permit; 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: 10/11/2018

Started On: 09/14/2018 10:05 AM

Special Magistrate Hearing

5.F.

Meeting Date: 10/17/2018

Re: Case #18-1308 - 1771 Binney Dr.

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

Information

SUBJECT:

18-1308 Bldg	1771 Binney Dr	Bonfer, Regina	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 25, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Regina S Bonfer 1771 Binney Dr Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:

Section: 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the privacy fence that has 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 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: 10/11/2018

Started On: 09/14/2018 10:09 AM

Special Magistrate Hearing

5.G.

Meeting Date: 10/17/2018

Re: Case #18-823 - 210 S 25th St.

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

Information

SUBJECT:

18-823 Bldg	210 S 25th St.	R & D Management & Investments	Shaun Coss
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CASE INFORMATION:

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

OWNER: R & D Management & Investments Inc 10380 SW Village Center Dr #333 Port St. Lucie, FL 34987	OCCUPIED BY:
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VIOLATIONS:

- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing

CORRECTIVE ACTIONS:

1. Replace the roof.
2. Repair all broken window glazing and/or replace the windows.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit; 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: 10/11/2018

Started On: 09/14/2018 10:16 AM

Special Magistrate Hearing

5.H.

Meeting Date: 10/17/2018

Re: Case #15-1123 - 603 N 8th St.

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

Information

SUBJECT:

15-1123 Bldg	603 N 8th St.	Gilbert, Roland	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 15, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Ronald & Lynrose Gilbert 605 N 8th St. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- Section: 5-1.105.1 Permit Required
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.6 Exterior Walls
- IPMC 304.7 Roofs and Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 304.13.1 Glazing
- IPMC 304.14 Insect Screens
- IPMC 403.2 Bathrooms and Toilet Rooms Ventilation
- IPMC 504.1 Plumbing Fixtures
- IPMC 602.2 Residential Heat Supply
- IPMC 607.1 Duct Systems
- IPMC 704.2.2 Smoke Alarms

CORRECTIVE ACTIONS:

1. The roof appears to be sagging and may be buckling. Obtain a permit to make all necessary repairs.
2. Replace all broken window glazing.
3. Replace all missing window screens.
4. Seal all holes in the exterior walls.
5. Repair or replace the ventilation fan in the bathroom.
6. The plumbing under the kitchen sink is not to code, it is being supported by a stick. Make all necessary repairs.
7. Repair or replace the heating system.
8. The duct system has been damaged by rodents. Obtain a permit to make all necessary

repairs.

9. Replace missing smoke detectors.

10. Obtain a permit for replacing the water heater.

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 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: 10/11/2018

Started On: 09/14/2018 10:20 AM

Special Magistrate Hearing

5.I.

Meeting Date: 10/17/2018

Re: Case #18-685 - 717 Emil Dr

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

Information

SUBJECT:

18-685 Bldg	717 Emil Dr	Coment, Glenn	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 2, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Glenn Coment 717 Emil Ave Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

- IPMC 305.3 Interior Surfaces
- IPMC 605.1 Electrical Equipment

CORRECTIVE ACTIONS:

1. Obtain a permit to make all necessary repairs as a result of the fire.
2. Install all proper blank in the electrical sub-panel.

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 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: 10/11/2018

Started On: 09/14/2018 10:27 AM

Special Magistrate Hearing

5.J.

Meeting Date: 10/17/2018

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: 09/21/2018

Special Magistrate Hearing

5.K.

Meeting Date: 10/17/2018

Re: Case # 18-2224 - 2406 San Marcos Avenue

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

Information

SUBJECT:

18-2224 CE	2406 San Marcos Avenue	Cromes, Saprina Carswell, Ervin	Heather Debevec
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CASE INFORMATION:

Case Initiated: August 25, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Saprina Cromes Ervin Carswell 2406 San Marcos Ave Ft. Pierce, FL 34946	
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VIOLATIONS:

- Section 5-370 - Exterior Property and Landscaping
- Section 5-73 - House Numbers
- IPMC 304.2 - Protective treatment
- IPMC 304.1 - Exterior Structure General

CORRECTIVE ACTIONS:

1. Mow the yard and trim the weeds.
2. Place house numbers to be visible from the street.
3. Pressure wash the home from the stains, if this does not work, then paint.
4. Repair the falling light by the front door.

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: 10/11/2018

Started On: 09/20/2018 03:54 PM

Special Magistrate Hearing

5.L.

Meeting Date: 10/17/2018

Re: Case # 18-2248 - 2102 Valencia Avenue

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

Information

SUBJECT:

18-2248 CE	2102 Valencia Avenue	Walker, Jessye Kieta, Shomacka Walker, Sia	Heather Debevec
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CASE INFORMATION:

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

OWNER: Jessye Walker Shomacka Kieta Sia Walker 2102 Valencia Ave Ft. Pierce, Fl 34946	
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VIOLATIONS:

Section 5-1.104.5 - Unsafe Building - Covered Windows

CORRECTIVE ACTIONS:

1. Remove or open the shutters from the windows.

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

Started On: 09/20/2018 04:12 PM

Final Approval Date: 10/11/2018

Special Magistrate Hearing**5.M.****Meeting Date:** 10/17/2018**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:

OWNER: Alix Gonzalez 1702 SE Manth Ln Port St. Lucie, FL 34983	TENANT: 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

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

Final Approval Date: 09/24/2018

Special Magistrate Hearing

5.N.

Meeting Date: 10/17/2018

Re: Case # 17-2978 - 704 S 7th St

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

Information

SUBJECT:

17-2978 CE	704 S 7th St.	Scott, Joy Ann	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 1, 2017	Type of Presentation:	Regular
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OWNER:

OWNER: Joy Ann Scott (EST) 726 Orange Avenue Fort Pierce, FI 34950	OTHER ADDRESSES: 704 Orange Avenue Fort Pierce, FI 34950 724 Orange Avenue Fort Pierce, FI 34950
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
 IPMC 304.1 Exterior structure – General.
 IPMC 304.2 Protective treatment.
 Section 22-187 (13) – Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please remove all chairs, trash, buckets, coolers, crates, wood and all other miscellaneous items located under porch.
2. Please repair all rotten wood around trim and on porch. A permit may be required. Please contact the building department at (772) 467-3000.
3. Please repair all rotten wood around trim and on porch. A permit maybe required. Please contact the building department at (772) 467-3000.
4. Please cut all overgrown bushes, trees, shrubs and grass.

RECOMMENDATION:

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

Form Review

Final Approval Date: 10/11/2018

Special Magistrate Hearing

5.O.

Meeting Date: 10/17/2018

Re: Case # 18-2046 - 1006 Ohio Ave

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

Information

SUBJECT:

18-2046 CE	1006 Ohio Ave	Farris, Kenneth	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 2, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: Kenneth Farris 1043 Winterhawk Dr. St Augustine, FL 32086	OCCUPIED BY:
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VIOLATIONS:

- IPMC 302.7 Accessory structures
- IPMC 304.7 Roofs and drainage

CORRECTIVE ACTIONS:

1. Please remove or repair fence where deterioration has occurred. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.
2. Please repair roof where deterioration has occurred. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 10/11/2018

Started On: 09/20/2018 10:49 AM

Special Magistrate Hearing

5.P.

Meeting Date: 10/17/2018

Re: Case # 18-2101 - 2625 Oleander Ave

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

Information

SUBJECT:

18-2101 CE	2625 Oleander Ave	Toussaint, Wilzaire Delcy, Marie M	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 8, 2018	Type of Presentation:	Regular
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OWNER:

OWNER: WILZAIRE TOUSSAINT MARIE M DELCY 2625 OLEANDER BLVD FT PIERCE, FL 34982	OCCUPIED BY:
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VIOLATIONS:

- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
- Section 22-187 (13) – Landscape Maintenance
- Section 16-46, 16-47, 16-48 (4) – Parking on Other Than Pavement

CORRECTIVE ACTIONS:

1. Please remove all boxes, trash, tools, storage bins, wood and all other miscellaneous items located in the front of house and throughout the yard.
2. Please remove all mattresses and all other indoor furniture located outside of the home
3. Please trim all overgrown bushes, trees, shrubs and grass.
4. Please refrain from parking any vehicles on grass.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 10/11/2018

Started On: 09/20/2018 11:15 AM

Information

SUBJECT:

17-0181 Massey	1106 Chipola Rd	Lima, Doclus	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 6, 2015	Type of Presentation:	Massey
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OWNER:

CURRENT OWNER Doclus Lima 1125 Colonial Road Ft. Pierce, FL 34950	
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

June 21, 2017 Special Magistrate issued a new order that found Doclus Lima responsible for the violations and gave him 30 days to obtain a permit and comply to all permit conditions. If complied a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. August 22, 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 to request another extension.
2. November 22, 2017 - an inspection was made, the violations were not in compliance, the fines started.
3. May 18, 2018 - another inspection was made, the violations are now in compliance, the fines stopped.
4. July 23, 2018 - received a "request for reduction/rescindment of fines".
5. The total fines are \$17,730.00 (includes \$30.00 recording fees). There is no recorded lien at this time.

RECOMMENDATION:

To be determined.

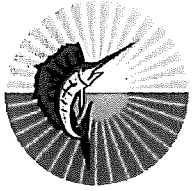
Attachments

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

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/11/2018

Started On: 08/16/2018 04:33 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	07/23/18		
Property address:	1106 Chipala Rd Fort Pierce FL 34950		
Owner(s) of record:	Docius Lima		
Mailing address:	1124 Colonial Rd Fort Pierce FL 34950		
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:	Docius Lima	Relationship to owner(s)	
Telephone #:	772-882-2394	Mobile phone #:	772-828-5031
E-mail:	LiDocius44@gmail.com	Preferred contact method:	
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

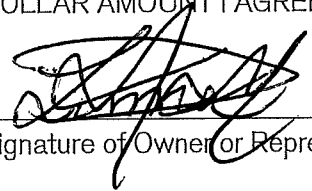
\$ 17,730

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ _____

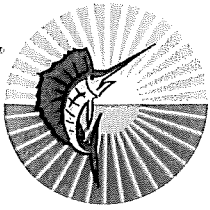
DOLLAR AMOUNT I AGREE TO PAY

\$ _____


 Signature of Owner or Representative

08/10/18
 Date

Docius Lima
 Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1106 Chipola Rd Fort Pierce FL 34950

Property Owner: Docus Lima

Mailing Address: 1124 Colonial Rd

Telephone #: 772-862-2394 Cell Phone #: 772-828-5031

E-Mail Address: Lidocus44@gmail.com

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

Administrative Cost Estimator

9/17/2018

Property Address: 1106 CHIPOLA ROAD # 17-0181

Date case originated: 2/2/2017

Date case complied: 5/18/2018

Total time: 15 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
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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
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Filing Fees	\$10.00	<u>6</u>	\$60.00
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Months Open	\$50.00	<u>15</u>	\$750.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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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>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: \$1,619.06

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

Case No: 17-0181

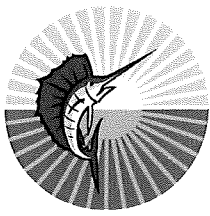
Address: 1106 Chipola Rd

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 PERMITS, OBTAIN APPROVALS FOR REQUIRED INSPECTIONS & CLOSE THE 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? **NONE**



AFFIDAVIT OF COMPLIANCE

RE: 1106 CHIPOLA RD
 CASE NO: 17-00000181

IN THE MATTER OF: DOCLUS LIMA
 1124 COLONIAL RD
 FT PIERCE, FL 34950

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

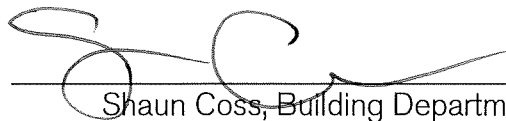
That I have personally examined the property described in the Special Magistrate's order dated June 22, 2017, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.105.1, 5-1.105.4.1.2 of the Code of the City of Fort Pierce, Florida, as of this date: May 18, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4071 Page 2294. **This is not a release of lien.**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4454195 07/03/2018 01:22:42 PM
 OR BOOK 4152 PAGE 2332 - 2332 Doc Type: AFF
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of July, 2018.

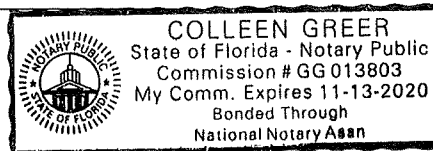

 Shaun Coss, Building Department Coordinator

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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


 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





AFFIDAVIT OF NON-COMPLIANCE

RE: 1106 CHIPOLA RD

CASE NO: 17-00000181

IN THE MATTER OF: DOCLUS LIMA
 1124 COLONIAL RD
 FT PIERCE, FL 34950

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

That I have personally examined the property described in the Special Magistrate's order dated June 22, 2017, in the above mentioned case and find that said property is not in compliance with Section(s) 5-1.105.1, 5-1.105.4.1.2 of the Code of the City of Fort Pierce, Florida, as of this date: November 22, 2017.

In accordance with the Order of Violation recorded in Book 4011 Page 1646, fines in the amount of \$100.00 shall commence on this date.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4377126 12/05/2017 01:57:31 PM
 OR BOOK 4071 PAGE 2294 - 2294 Doc Type: AFF
 RECORDING: \$10.00

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of November, 2017.



 Shaun Coss, Building Department Coordinator

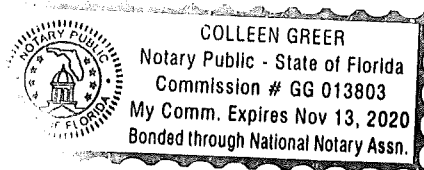
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 27th day of November, 2017.



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





NOTICE OF EXTENSION OF TIME

RE: 1106 CHIPOLA RD
CASE NO: 17-00000181

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4349259 09/15/2017 10:05:14 AM
OR BOOK 4040 PAGE 2623 - 2623 Doc Type: NOT
RECORDING: \$10.00

IN THE MATTER OF: DOCLUS LIMA
1124 COLONIAL RD
FT PIERCE, FL 34950

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 1646 is granted an extension of 90 days.

FURTHER AFFIANT SAYETH NOT.

DATED this 22nd day of August, 2017.

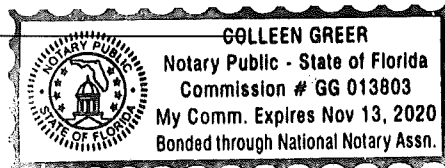
Shaun Coss, Building Department Investigator

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
this 22nd day of August, 2017.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 17-0181

Violator: DOCLUS LIMA
1124 COLONIAL RD
FT PIERCE, FL 34950

Property Address: 1106 CHIPOLA RD

Tax ID #: 2415-601-0444-000/9

Legal Description: PINEWOOD S/D BLK 28 LOTS 18, 19 AND 20 (OR 3469-1885)

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4322620.06/23/2017 08:58:20 AM
OR BOOK 4011 PAGE 1646 - 1646 Doc Type: ORD
RECORDING: \$10.00

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 DOCLUS LIMA failed to renew the expired Permit 16-1614 for the installation of windows 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 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 \$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 2nd day of June, 2017.



Fran Ross, Special Magistrate

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

2nd DAY OF June, 2017.



Colleen Greer, Code Enforcement Clerk

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

Property Identification

Site Address: 1106 Parcel ID: 2415-601-0444- Account #: 24864 Sec/Town/Range:
 CHIPOLA RD 000-9 15/35S/40E
 Map ID: 24/15N Zoning: R4 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Doclus Lima
 1124 Colonial RD
 Fort Pierce, FL 34950-5068

Legal Description

PINEWOOD S/D BLK 28 LOTS 18, 19 AND 20 (OR 3903-1434)

Current Values

Just/Market: \$138,800 Assessed: \$122,210
 Exemptions: \$0 Taxable: \$122,210

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$138,800	\$122,210	\$0	\$122,210
2017	\$111,100	\$111,100	\$0	\$111,100
2016	\$93,700	\$70,620	\$0	\$70,620

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-19-2016	3903 / 1434	0111	QC	Lima Karls H	\$100
12-05-2012	3469 / 1885	0112	SP	US Bank National Assc (TR)	\$21,000
10-12-2012	3443 / 0478	0112	CT	Sousa Juan	\$45,100

Primary Building Information

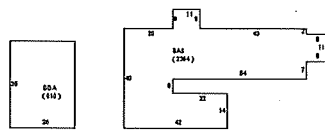
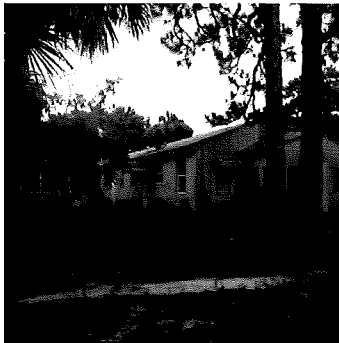
Finished Area of this building: 2,364 SF
 Gross Area of this building: 3,274 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Gable	Building Type: MFH
Year Built: 1947	Frame:	Grade: MFAQ	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 8	Secondary Wall: CB Stucco

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 4	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	2,364
Gross Area (SF):	3,274
Land Size (acres):	0.61
Land Size (SF):	26,657
Total Building Count:	1

Special Features and Yard Items

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

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
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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: 08/17/2018

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.

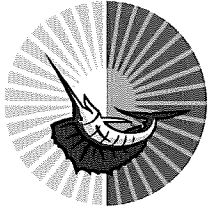
The structure of the house is as is since it was purchased. We were hoping to find any documentation on this to keep the house in its existing floor plan.

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



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 23rd day of June, 2017.


 Fran Ross, Special Magistrate

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

23rd 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

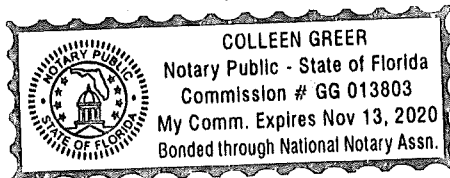
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

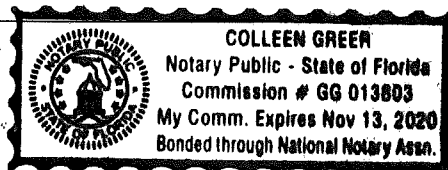
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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**

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

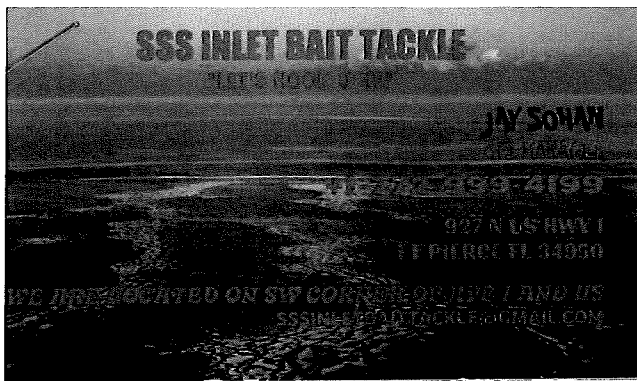
3 Criteria

Form Review

Form Started By: Colleen Greer

Final Approval Date: 08/17/2018

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:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$289,600	\$289,600	2017	\$289,600	\$289,600	\$0	\$289,600
Exemptions: \$0	Taxable: \$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

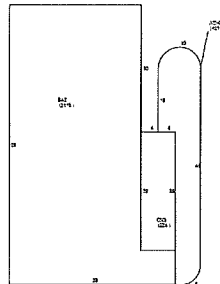
Finished Area of this building: 2,110 SF
 Gross Area of this building: 2,735 SF

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

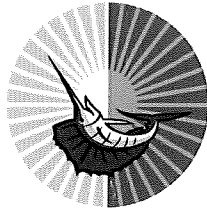


Total Areas

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



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

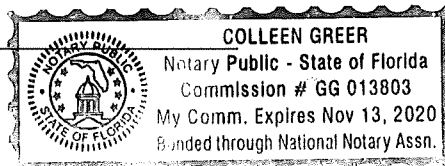
STATE OF FLORIDA
COUNTY OF ST. LUCIE

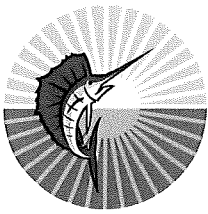
SWORN TO and SUBSCRIBED before me
this 19th day of September, 2017.



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

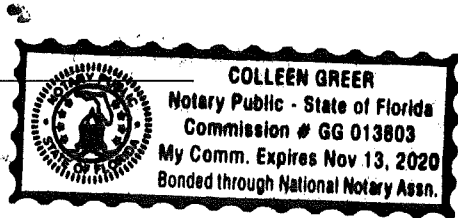
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4387365 01/04/2018 04:13:49 PM
 OR BOOK 4083 PAGE 1464 - 1464 Doc Type: AFF
 RECORDING: \$10.00

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:

14-0453 Massey	1908 Oleander Avenue	Reyes, Maria	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 6, 2015	Type of Presentation:	Massey
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OWNER:

PREVIOUS OWNER: Maria Reyes 1908 Oleander Boulevard Ft. Pierce, FL 34950	CURRENT OWNER: Gonzalo & Luisa Novas 7961 NW 14th Street Doral, FL 33126
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

February 3, 2016 Special Magistrate Ross found Maria Reyes responsible for the violation and ordered her 60 days to obtain a permit and comply to all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. April 8, 2016 an inspection was made, the violation(s) were not in compliance, the fines began.
2. August 1, 2016 prior to recording a lien on property, Staff learned of a new owner and sent a letter advising them of the violation(s) and fines that were accruing.
3. July 24, 2018, after contact from Mr. Novas, the violations were in compliance, the fines stopped.
4. Total amount of fines \$83,730.00 (includes \$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

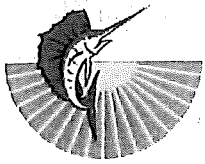
Request
Admin Fees
3 Criteria
Aff of CM

Aff of Non Comp
Order
Tax Card

Form Review

Form Started By: Colleen Greer
Final Approval Date: 10/11/2018

Started On: 10/11/2018 08:26 AM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	0/24/2018		
Property address:	1908 OLEANER AVE		
Owner(s) of record:	LUIA & GONZALO NOVAS		
Mailing address:	7961 NW 14 ST. DORAL, FL 33126		
Property tax ID #:	2415-703-0164-00015		
Original purchase date:	4/10/2017	Original purchase price:	DEED IN LIEU OF FORECLOSURE
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:	LUIA NOVAS GONZALO NOVAS	Relationship to owner(s):	MTOEE/DEED IN LIEU OWNERS
Telephone #:	305-721-7619	Mobile phone #:	305-721-7619
E-mail:	LNOVAS@DELTA5012.NET	Preferred contact method:	PLEASE EMAIL & CALL PH. 305-721-7619
What are owner(s) intentions for property:	Possibly RENT		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice) ALL PAST VIOLATIONS WERE CORRECTED
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

\$ 83,730.⁰⁰ * PER COUNTY

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 82,730.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

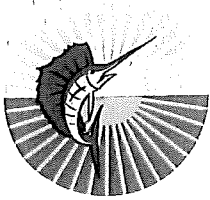
\$ 1000.⁰⁰ * Any Court & ELEVEN (11) LOT

Signature of Owner or Representative

Date

Printed Name

LUIA NOVAS



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: 1908 OLEANDER AVE.

Property Owner: LUCIA & GONZALO NOVAS

Mailing Address: 7961 NW 14 ST. DORAL, FL 33126

Telephone #: 305-721-7619 Cell Phone #: 305-721-7619

E-Mail Address: LNOVAS@DELTAER.NET

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

I, LUISA NOVAS, 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:

I FINANCED THE PURCHASE OF THE PROPERTY THRU A
1ST MORTGAGE TO MARIA REYES,
MARIA REYES MADE ATTEMPTS TO FIX THE SUBJECT
PROPERTY BUT NEVER WAS ABLE TO MAKE
PAYMENTS AND FIX THE HOUSE PROPERLY
AFTER MANY YEARS OF NON PAYMENT SHE PROPOSED
TO GIVE PROPERTY IN LIEU OF FORECLOSURE &
TO BE RELEASED FROM THE DEBT & SINCE THEN
WE TOOK UPON OURSELVES TO FIX ANY PAST
VIOLATIONS. THE PROPERTY HAS BEEN FIXED
COMPLETELY AND ALL PERMITS WERE TAKEN OUT,

Date: 8/24/2018

Signed: [Signature]

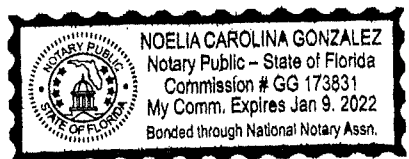
Print Name: LUISA NOVAS

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Luisa Novas 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 24 day of August, 2018.



[Signature]
Notary Public, State of Florida

MUTUAL RELEASE AGREEMENT

This Mutual Release Agreement ("**Agreement**") is between Maria Reyes ("**Reyes**") and Luisa Novas and Gonzalo Novas ("**Novas**"). Plaintiff and Defendant are sometimes collectively referred to below as the "**Parties**".

RECITALS

A. On or about July 22, 2010, Reyes executed the Promissory Note dated July 22, 2010, in the original aggregate principal amount of \$24,000.00 ("**Note**"). The Note was secured by, among other instruments, that certain Mortgage dated July 22, 2010, and recorded on August 3, 2010 in O.R. Book 3218, Page 1017-1021 of the Public Records of Saint Lucie County ("**Mortgage**"), encumbering the real property more particularly described in the Mortgage and located at 1908 Oleander Blvd, Fort Pierce, FL 34950 (the "**Property**").

B. The Note and the Mortgage and all other related agreements or instruments evidencing or securing the foregoing and hereinafter collectively referred to as the "**Loan Documents**". The indebtedness evidenced by the Loan Documents shall be referred to herein as the "**Loan**".

C. Reyes defaulted on the obligations set forth in the Loan Documents because Reyes failed to make payments as they became due ("**Reyes' Default**"). The Loan was accelerated and the entire principal amount of Loan together with all accrued interest thereon was due and owing.

D. On or about October of 2016, Reyes and Novas executed a Deed In Lieu of Foreclosure Agreement (the "**Deed in Lieu**"), whereby Reyes agreed to transfer title to the property in lieu of Novas filing foreclosure.

E. The Parties now desire to release each other from any and all liability arising out of their contractual relationship as it relates to the execution of the note and mortgage and the Deed in Lieu.

NOW, THEREFORE, for and in valuable consideration, the receipt and sufficiency of which are hereby acknowledge, Novas and Reyes do hereby agree as follows:

Operative Provisions

1. **Effective Date.** The effective date (the "**Effective Date**") of this Agreement is the date of the last signature to it.

2. **Payment.** No later than (20) days after the Effective Date, Novas will pay to Reyes the total sum of \$500.00 (FIVE HUNDRED DOLLARS), by check payable to "Maria Reyes" in consideration for the execution of this Agreement.

3. **Mutual Release.** The Parties and their agents, heirs, executors, administrators, personal representatives, subrogees, and all other persons and entities acting for or claiming by or through them irrevocably and absolutely release and forever discharge each other and their respective predecessors, successors, assignees, parents, subsidiaries, affiliates, partners, directors, officers, employees, beneficiaries, trustees, agents, heirs, executors, administrators, personal representatives, and subrogees from and of any and all pending claims, demands, suits, damages, losses, liabilities and causes of action or obligations of any kind, character or nature whatsoever, in law or in equity, from the beginning of time to the end of time, arising from or in any way relating to the promissory note, mortgage, and Deed in Lieu, and Deed in Lieu of Foreclosure Agreement (collectively the "**Released Claims**") except that nothing in the foregoing shall operate to release or discharge the Released Parties from their rights, duties and obligations under this Agreement. The Parties warrant that they have not transferred, assigned or otherwise conveyed any right, title or interest in the Released Claims. The Parties covenant not to sue each other regarding any of the Released Claims or use any of the Released Claims as defenses against the either of the Parties.

4. **Governing Law and Enforcement.** This Agreement shall be interpreted and enforced in accord with the law of Florida. If any legal action is required to enforce the terms of this Agreement, the prevailing party shall recover its reasonable attorneys' fees and costs.

5. **Neutral Interpretation and Counterparts.** The Parties shall be deemed to have cooperated in the drafting and preparation of this Agreement. Hence, any construction to be made of this Agreement shall not be construed against any Party. This Agreement may be executed in counterparts and each executed counterpart shall be effective as the original. All faxed, emailed, or electronic signatures affirming this Agreement constitute an original signature.

6. **Background Information.** The background information is true and correct. This Agreement will be interpreted by reference to the background information.

7. **Integration.** This Agreement is the entire and sole agreement of the Parties hereto with respect to its subject matter. It may be modified or amended only by a written instrument executed by all Parties.

8. **Joint and Several.** In this Agreement, any words in the singular will also include the plural, as the case may be and as the context may require. All liability and responsibilities under this Agreement are joint and several unless specifically provided to the contrary.

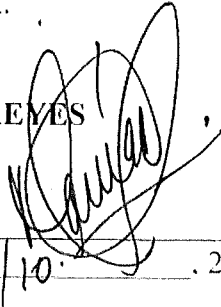
9. **Further Assurances.** The Parties will (a) take any and all actions necessary or appropriate to effectuate the purposes of this Agreement and (b) sign any and all documents required or necessary under law or otherwise to effectuate the provisions of this Agreement.

10. **Authority.** The persons signing below warrant and represent that they have full authority and permissions on behalf of their respective entities to execute and agree to the provisions of this Agreement.

11. Successors and Assigns. The provisions of this Agreement shall be binding upon and inure to the benefit of the Parties' successors and assigns.

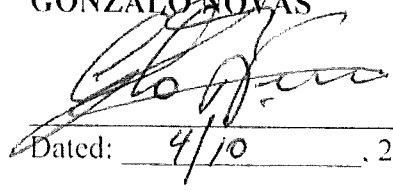
12. Waiver of Trial by Jury. The Parties knowingly, voluntarily and intentionally waive the right they may have to a trial by jury in respect to any litigation based hereon, solely arising out of, under or in connection with this Agreement, any document contemplated to be executed, or by the Parties related solely to the execution and fulfillment of the terms of this Agreement.

MARIA REYES



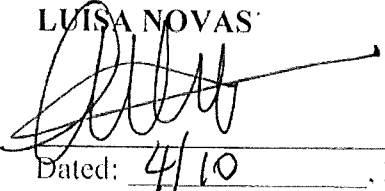
Dated: 4/10, 2017

GONZALO NOVAS



Dated: 4/10, 2017

LUISA NOVAS



Dated: 4/10, 2017

Administrative Cost Estimator

9/27/2018

Property Address: 1908 OLEANDER AVE (14-453)

Date case originated: 5/6/2015

Date case complied: 7/24/2018

Total time: 38 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>11</u>	\$4.84
Certified Mail:	\$5.10	<u>2</u>	\$10.20

Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>38</u>	\$1,900.00
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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>0</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>1</u>	\$150.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

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

Total Estimated Cost: \$2,447.54

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

Case No: 14-0453

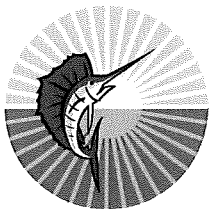
Address: 1908 Oleander Ave

Hearing Date: October 17, 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? **NEW OWNER RENEWED PERMITS AND OBTAINED NEW PERMITS, COMPLETED ALL WORK AND OBTAINED APPROVAL FOR ALL REQUIRED INSPECTIONS.**

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? **NEW OWNER NOT APPLICABLE.**



AFFIDAVIT OF COMPLIANCE

RE: 1908 OLEANDER AVE
 CASE NO: 14-00000453

IN THE MATTER OF: GONZALO & LUISA NOVAS
 7961 NW 14TH ST
 MIAMI, FL 33126

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 February 04, 2016, 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 24, 2018.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 3855 Page 932. **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

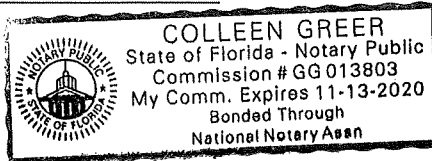
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4469092 08/13/2018 09:12:18 AM
 OR BOOK 4168 PAGE 919 - 919 Doc Type: ORD
 RECORDING: \$10.00

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



 NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Book: 3834

Page: 887

Case No: 14-00000453

IN THE MATTER OF:

1908 OLEANDER AVE
PROPERTY ADDRESS

MARIA REYES
1908 OLEANDER BLVD
FT PIERCE, FL 34950

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4177913 04/08/2016 at 11:34 AM
OR BOOK 3855 PAGE 932 - 932 Doc Type: AFF
RECORDING: \$10.00

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated February 04, 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 the 8TH day of APRIL, 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 8th day of April, 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
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-0453

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

Violator: MARIA REYES
1908 OLEANDER BLVD
FT PIERCE, FL 34950

Property Address: 1908 OLEANDER AVE Tax ID #: 2415-703-0164-000/5
Legal Description: SUNRISE ESTATES BLK 14 LOT 9 (OR 3218-1015)

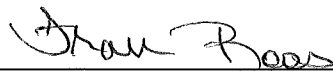
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 03, 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 MARIA REYES failed to obtain to obtain a permit prior to doing interior remodeling including electrical, mechanical, and plumbing work and making alterations to the exterior walls and windows 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 4th day of February, 2016.



Fran Ross, Special Magistrate

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

4th DAY OF February 2016.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4157401 02/05/2016 at 10:59 AM
OR BOOK 3834 PAGE 887 - 887 Doc Type: ORD
RECORDING: \$10.00

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

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

Property Identification

Site Address: 1908 OLEANDER BLVD Map ID: 24/15S Parcel ID: 2415-703-0164-000-5 Zoning: R1 Account #: 25057 Use Type: 0100 Sec/Town/Range: 15/35S/40E Jurisdiction: Fort Pierce

Ownership

Gonzalo Novas
Luisa Novas
7961 NW 14th ST
Doral, FL 33126-1613

Legal Description

SUNRISE ESTATES BLK 14 LOT 9 (OR 3893-1)

Current Values

Just/Market: \$104,300 Assessed: \$84,150
Exemptions: \$0 Taxable: \$84,150

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$104,300	\$84,150	\$0	\$84,150
2017	\$76,500	\$76,500	\$0	\$76,500
2016	\$53,600	\$46,948	\$0	\$46,948

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-01-2016	3893 / 0001	0112	DE	Reyes Maria	\$100
07-14-2010	3218 / 1015	0112	SP	US Bank National Assoc	\$30,000
10-23-2009	3211 / 2362	0112	CT	Hill Jr Joseph W	\$100

Primary Building Information

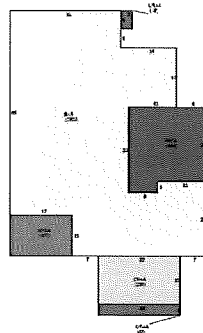
Finished Area of this building: 2,509 SF
Gross Area of this building: 3,507 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: HC-
Year Built: 1957	Frame:	Grade: C-	Effective Year: 1963
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	2,509
Gross Area (SF):	3,507
Land Size (acres):	0.25
Land Size (SF):	10,846
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1957
CHAINLINK 4'	1	90	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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Information

SUBJECT:

02-9119 Lien Reduction	1912 Tucker Court	Saghir, Muhammad	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	May 2, 2002	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: Delfino & Maria Pita 1912 Tucker Court Ft. Pierce, FL 34950	CURRENT OWNER: Muhammad Saghir 1912 Tucker Court Ft. Pierce, FL 34950
REPRESENTATIVE: Gary Richardson faithfulhandsfl@gmail.com	

VIOLATIONS:

Section(s): 5-368 Property Maintenance - Failure to clean & paint building
Section(s): 16-46, 16-47, 16-48 (1) (5) Failure to remove outside storage.

FINDINGS/ORDER:

July 17, 2002 Special Magistrate found Delfino & Maria Pita responsible for the violations and gave them 20 days to bring the property into compliance. If not complied a fine of \$25.00 per day would be assessed.

ACTION DATES:

1. August 6, 2002 an inspection was made, the property was not in compliance, the fines began.
2. August 20, 2002 the "Order Assessing Fine and Imposing Lien" was recorded with the St. Lucie County Clerk of Court.
3. September 10, 2002 an inspection was made, the property is now in compliance, the fines stopped.
4. August 20, 2019 received a "request for reduction/rescindment" for code enforcement fines/liens.
5. Total amount due \$1,600.00

RECOMMENDATION:

Recommendation - To be determined.

Attachments

Request

Admin Fees

7 Criteria

lien

Aff of CM

Aff of Non Comp

Order

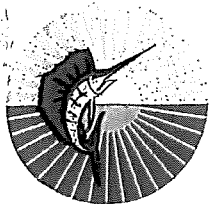
Tax Card

Form Review

Form Started By: Colleen Greer

Started On: 08/22/2018 11:44 AM

Final Approval Date: 10/03/2018



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

SM Oct 3
CC Oct 15

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

Date:	8-20-2018			
Property address:	1912 Tucker Ct			
Owner(s) of record:	Mahammed Seghir			
Mailing address:	1912 Tucker Ct			
Property tax ID #:	001 0000 115 02 00			
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:	Gary Richardson		Relationship to owner(s)	Real Estate Agent
Telephone #:	(772) 626-1610		Mobile phone #:	Same
E-mail:	gary@richardsfl.com		Preferred contact method:	
What are owner(s) intentions for property:	To sell the 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 type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price?	
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

~~\$~~ 1600⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 1,600⁰⁰

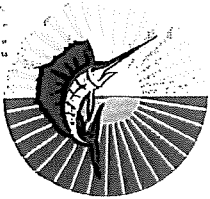
DOLLAR AMOUNT I AGREE TO PAY

\$ 0⁰⁰

Gary Richardson
Signature of Owner or Representative

Date.

Gary Richardson
Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1912 Tucker Ct

Property Owner: Mahmoud Saigir

Mailing Address: 1912 Tucker Ct

Telephone #: (772) 626-1610 Cell Phone #: _____

E-Mail Address: Faithful hands [email]@gmail.com

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

I, Gary Richardson, 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:

Owner didn't live at the property
and he taught that the tenant
was maintaining the property up to code

Date: 8-20-2018

Signed: [Signature]

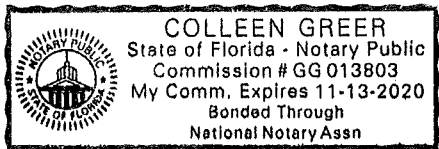
Print Name: Gary Richardson

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Gary Richardson 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 Driver's License as identification.

SWORN TO AND SUBSCRIBED before me this 20th day of August, 2018.



Colleen Greer
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

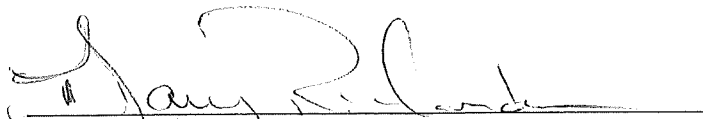
Property Address:	
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I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following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

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

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

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


Signature of Owner or Representative Date


Printed Name

COFP – APPLICATION PROCESS DETERMINATION

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

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

City Representative

Date

Printed Name

Administrative Cost Estimator

9/27/2018

Property Address: 1912 TUCKER CT (02-9119)

Date case originated: 5/2/2002

Date case complied: 10/9/2002

Total time: 5 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings: 2

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
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Certified Mail:	\$5.10	<u>4</u>	\$20.40
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>0</u>	\$0.00
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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>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
--------------------------	----------	----------	----------

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>2</u>	\$550.00
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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: \$1,624.66

**LIEN REDUCTION HEARING
 CONTESTING OF FINE/NON-COMPLIANCE
 Special Magistrate Hearing Date: September 5, 2018**

Case No: 02-9119

Address: 1912 Tucker Court

1.) The gravity or seriousness of the violation:	MINOR
2a.) Any and all actions taken by the violator to correct the violations; OR	NEW OWNER
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:	N/A
3.) The length of time necessary to bring the property into compliance:	N/A
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
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
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
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:	N/A

**SPECIAL MASTER
CITY OF FORT PIERCE**

SM Case # 2-128

RE: Violation of Section(s) 5-368 and 16-48(1)(5)

Violator: Delfino & Maria Pita
1912 Tucker Ct.
Ft Pierce, FL 34950

Property Address: 1912 Tucker Ct.

Tax ID # 2409-712-0023-000/4

Legal Description: TUCKER TERRACE
BLK 3 LOT 1

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Master pursuant to Florida Statute 162.09 on 7-17-02 upon notification by the Community Response Officer that the Special Master's Order herein dated 7-17-02 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 \$ 25 from 8-6-02 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 or 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 15th day of August, 2002.

ATTEST:


CITY CLERK


FRANK BLANDINO, ESQ.
SPECIAL MASTER

DATED: 8-15-02

Mail to: Community Response
P.O. Box 1480
Ft Pierce, FL 34954

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT
THIS IS A TRUE AND COR-
RECT COPY OF THE RECORDS
NOW FILED IN THIS OFFICE.


CITY CLERK

BY: Cassandra R. Pate
DEPUTY CLERK

DATE: 8-15-02
(CITY SEAL)

**CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA**

CEB CASE NO: 2-128A

CASE NO: 2-9119

THE MATTER OF:

Delfino & Maria Pita

1912 Tucker Ct
Fort Pierce, FL
34950

1912 Tucker Ct
PROPERTY ADDRESS

I, Shirley Kirby, CITY OFFICIAL (INSPECTOR), have personally examined the property described in the Code Enforcement Board Order dated 7-17-02, in the above mentioned case, and find that said property is **NOW** in compliance with Section 16-48(1)(5) of the Code of the City of Fort Pierce, Florida, as of the 9 day of 10 2002.

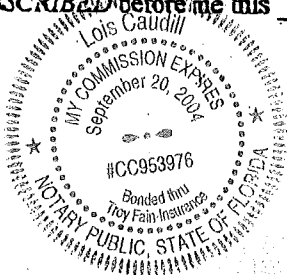
Shirley Kirby

I, _____, CITY OFFICIAL (INSPECTOR), have personally examined the property described in the Code Enforcement Board Order dated _____, in the above mentioned case, and find that said property is **NOT** in compliance with Section _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____ 20_____.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shirley Kirby (personally known) and acknowledged that (he) (she) did execute the foregoing Affidavit.

SWORN TO AND SUBSCRIBED before me this 9 day of October 2002



Lois Caudill
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

**CODE ENFORCEMENT BOARD
FORT PIERCE, FLORIDA**

CEB CASE NO: 2-128A

CASE NO: 2-9119

1912 TUCKER CT
PROPERTY ADDRESS

THE MATTER OF:

DEFFINO & Maria Pita

1912 TUCKER CT

FT PIERCE FL 34950

I, _____, CITY OFFICIAL (INSPECTOR), have personally examined the property described in the Code Enforcement Board Order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____ 20 _____.

I, Shirley Kirby, CITY OFFICIAL (INSPECTOR), have personally examined the property described in the Code Enforcement Board Order dated July 17, 2002, in the above mentioned case, and find that said property is **NOT** in compliance with Section 16-48(1) § 5 of the Code of the City of Fort Pierce, Florida, as of the 6th day of August 20 02.

Shirley Kirby

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority, Shirley Kirby (personally known) and acknowledged that (he) (she) did execute the foregoing Affidavit. CITY OFFICIAL (INSPECTOR)
SWORN TO AND SUBSCRIBED before me this August day of 2002



Dois Candice
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

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

SM CASE # 2-128

RE: Violation of Section(s): 5-368 and 16-48(1)(5)

Violator: Delfino & Maria Pita
1912 Tucker Ct.
Ft Pierce, FL 34950

LEGAL DESCRIPTION: 1912 TUCKER COURT
2409-712-0023-000/4 Tucker Terrace Blk 3
Lot 1

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Master pursuant to Florida Statutes 162.07 on July 17, 2002, upon request of the Community Code Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that Delfino & Maria Pita failed to clean & paint building and remove outside storage 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 20 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$25.

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.

DONE AND ORDERED this 17th day of July, 2002.

THE VIOLATOR IS RESPONSIBLE FOR NOTIFYING THE COMMUNITY RESPONSE DIVISION PROMPTLY AT (772) 460-2200 EXT. 265, WHEN THE VIOLATION IS CORRECTED.

I CERTIFY THAT THE ABOVE ORDER WAS MAILED TO THE RESPONDENT ON THIS 18 DAY OF July, 2002
Lois Caudill
LOIS CAUDILL

Frank Blandino
FRANK BLANDINO, ESQ.,
SPECIAL MASTER

THE FOLLOWING CASE FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION

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

Property Identification

Site Address: 1912 TUCKER CT Map ID: 24/09S Parcel ID: 2409-712-0023-000-4 Zoning: R4 Account #: 22497 Use Type: 0100 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

Ownership

Muhammad Saghir
1912 Tucker CT
Fort Pierce, FL 34950

Legal Description

TUCKER TERRACE BLK 3 LOT 1 (OR 3783-1430)

Current Values

Just/Market: \$59,800 Assessed: \$49,731
Exemptions: \$0 Taxable: \$49,731

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$59,800	\$49,731	\$0	\$49,731
2017	\$45,600	\$45,210	\$0	\$45,210
2016	\$41,100	\$41,100	\$0	\$41,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-31-2015	3783 / 1430	0111	QC	Hakkani Kaji Golam	\$100
05-05-2015	3743 / 1240	0111	QC	Begun Bushna	\$100
06-12-2013	3528 / 0454	0001	WD	A To Z Properties Inc	\$11,000

Primary Building Information

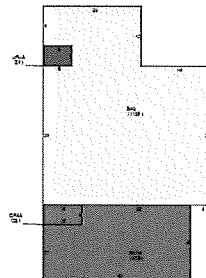
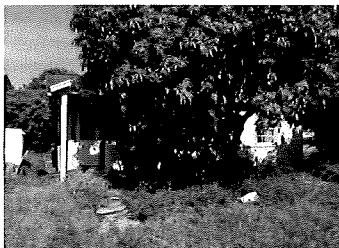
Finished Area of this building: 1,168 SF
Gross Area of this building: 1,642 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC-
Year Built: 1968	Frame:	Grade: C-	Effective Year: 1970
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,168
Gross Area (SF):	1,642
Land Size (acres):	0.18
Land Size (SF):	7,766
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY LOW	1	100	1999
CHAINLINK 4'	1	175	2002

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Information

SUBJECT:

08-2832 Lien Reduction	621 N 9th Street	Gilliam, Eva	IHeather Debevec
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CASE INFORMATION:

Case Initiated:	September 3, 2008	Type of Presentation:	Lien Reduction
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OWNER:

ORIGINAL OWNER: Eva Gilliam c/o Charles E. Smith 14860 Harrison Street Miami, FL 33176	CURRENT OWNER: John Travers 1630 Seaway Drive Ft. Pierce, FL 34949
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VIOLATIONS:

Section(s): 5-1.104.5 (1) (2) (3) (4) - Unsafe Building
Section(s): 5-368 - Property Maintenance
Section(s): 22-187 (13) (B) - Landscape Maintenance
Section(s): 16-46, 16-47, 16-48 (1) (7) - Nuisance as a Condition

FINDINGS/ORDER:

January 21, 2009 Special Magistrate found Eva Gilliam responsible for the violations referenced above and gave her 30 days to bring the property into compliance or a fine of \$150.00 per day would be assessed.

ACTION DATES:

1. February 22, 2009 - an inspection was made, the property was not in compliance, the fines began.
2. March 27, 2009 - the Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
3. October 20, 2017 - an inspection was made, the violations were now in compliance, the fines stopped.
4. September 27, 2018 - received a Request for Reduction/Rescindment from Mr. Travers.
5. Total fines due \$474,300.00.

RECOMMENDATION:

To be determined.

Attachments

Admin Fees

Request

7 Criteria

Lien

Aff of CM

Aff of Non Comp

Order

Tax Card

Form Review

Form Started By: Colleen Greer

Final Approval Date: 10/11/2018

Started On: 09/28/2018 08:41 AM

Administrative Cost Estimator

10/11/2018

Property Address: 621 N 9TH ST CASE # 08-2832

Date case originated: 9/24/2008

Date case complied: 10/20/2017

Total time: 108 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>4</u>	\$20.40
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Photographs (per page)	\$0.50	<u>5</u>	\$2.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>108</u>	\$5,400.00
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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, notorizations, 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>1</u>	\$150.00
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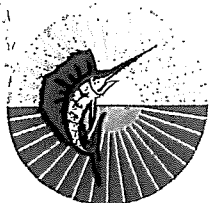
Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>1</u>	\$250.00
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Fee set by City Commission

Total Estimated Cost: \$6,205.98

October 17, 9:00



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	9-27-18			
Property address:	621 N 9th ST			
Owner(s) of record:	John Travers			
Mailing address:	1630 Seaway Dr Ft Pierce 34949			
Property tax ID #:	2403-711-0032-000-9			
Original purchase date:	8-14-18	Original purchase price:	\$1200.00	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	John Travers		Relationship to owner(s)	
Telephone #:	772-971-7776		Mobile phone #:	
E-mail:	TraversJohn@AFL.net		Preferred contact method:	Phone
What are owner(s) intentions for property:	Residence			
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

\$ 52367.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 523370.60

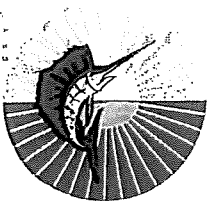
DOLLAR AMOUNT I AGREE TO PAY

\$ 400.00

John Travers
Signature of Owner or Representative

9-27-18
Date

John Travers
Printed Name



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 621 Nth 9th ST

Property Owner: John Travers

Mailing Address: 1630 Seaway Dr Ft Pierce 34949

Telephone #: 772-971-7776 Cell Phone #: _____

E-Mail Address: TraversJohn@ATT.net

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

I, John Travers, 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:

At The Time The Violation And Liens
were put on property. It was not my
responsibility to bring matter into compliance.

~~Immediately~~

Immediately After possession of Title
Property was brought into compliance.

Date: 9-27-18

Signed: _____

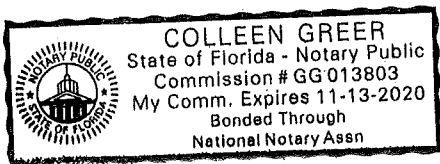
Print Name: John Travers

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority John Travers 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 DR LIC. as identification.

SWORN TO AND SUBSCRIBED before me this 27th day of September, 2018.



Colleen Greer

Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 621 N. 9th 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.

John Travers 9-27-18 John Travers
Signature of Owner or Representative Date 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 Arrais 9/27/18 Margaret M Arrais
City Representative Date Printed Name

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
Special Magistrate Hearing Date: October 17, 2018**

Case No: 08-2832

Address: 621 N 9th Street

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	NONE
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:	N/A NEW OWNER
3.) The length of time necessary to bring the property into compliance:	8 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:	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:	3 WITH RESULTS OF INVOLUNTARY LOT CLEARING 13 PREVIOUS VIOLATIONS THAT WERE COMPLIED.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	NONE
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:	CASE 18-1181 CONDEMNATION

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

Case #: 8-2832

RE: Violation of Section(s): 5-1.104.5, 5-368, 22-187 (13) (A), 16-46, 16-47, 16-48 (1) (7)

Violator: EVA GILLIAM
CHARLES E. SMITH
14860 HARRISON ST
MIAMI, FL 33176

Property Address: 621 N 9 ST
Tax ID #: 2403-711-0032-000/9

Legal Description: J E W MCCULLER'S S/D LOT 30

ORDER ASSESSING FINE AND IMPOSING LIEN

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 on January 21, 2009 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated January 21, 2009 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 \$150.00 from February 22, 2009 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.

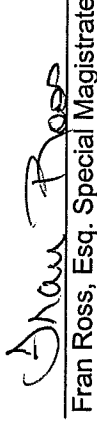
Upon petition to the Circuit Court this Order may be enforced in the same manner as a Court Judgment by the Sheriffs of the State, including levy against personal property. The fine imposed herein shall continue to accrue until the violator comes into compliance or until judgment is rendered upon a suit 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 20th day of March, 2009

ATTEST:


CITY CLERK

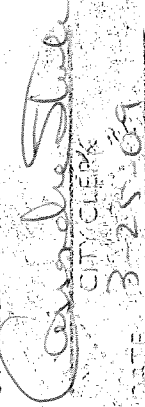
DATED: 3-25-09


Fran Ross, Esq. Special Magistrate

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

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT
THIS IS A TRUE AND
CORRECT COPY OF THE
RECORDS ON FILE IN THIS
OFFICE.


CITY CLERK
DATE: 3-25-09

(CITY SEAL)

File Name: C0028237

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SANTA LUCIE COUNTY
FILE # 3326703-07/27/2009 at 01:44 PM
OR BOOK 3073, PAGE 1512 - 1513 Doc Type: ORD
RECORDING: \$10.00



AMENDED AFFIDAVIT OF COMPLIANCE

RE: 621 N 9TH ST
 CASE NO: 08-2832

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4487517 10/04/2018 09:26:53 AM
 OR BOOK 4188 PAGE 1049 - 1049 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: EVA GILLIAM
 % CHARLES E. SMITH
 14860 HARRISON ST
 MIAMI, FL 33176

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 21, 2009, in the above mentioned case and find that said property is now in compliance with Section(s) 5-1.104.5 & 22-187 (13) (b) of the Code of the City of Fort Pierce, Florida, as of this date: October 20, 2017.

 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 3073 Page 1513. **This is not a release of lien.**

FURTHER AFFIANT SAYETH NOT.

DATED this 2nd day of October, 2018.



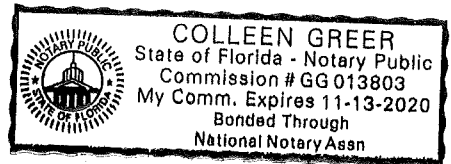
 Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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



 NOTARY PUBLIC – STATE OF FLORIDA



**SPECIAL MASTER
FORT PIERCE, FLORIDA**

SM Case No. 8-2832

Case No. _____

621 N 9th St
PROPERTY ADDRESS

IN THE MATTER OF:

Eug Gilliam To Charles E. Smith
14860 Harrison St.
Miami, FL
33176

I, _____, have personally examined the property described in the Special Master Order dated _____, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) _____ of the Code of the City of Fort Pierce, Florida, as of the _____ day of _____, 20____.

I, Andy Avery, have personally examined the property described in the Special Master Board Order dated January 21st, 2009, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 5-1, 104.5, 5-368, 22-187(13)(a), 16-46 of the Code of the City of Fort Pierce, Florida as of the 22 day of February 4, 48, 07, 2009.

Start Fine \$150.00 a day

Andy Avery

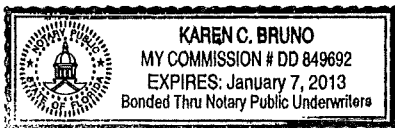
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 23rd day of February, 2009

Karen C. Bruno
Notary Public, State of Florida at Large

My Commission Expires:



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

SM CASE # 8-2832

RE: Violation of Section(s): 5-1.104.5 UNSAFE BUILDING, 5-368 PROPERTY MAINTENANCE, 22-187 (13) (B) LANDSCAPE MAINTENANCE, 16-46, 16-47, 16-48 NUISANCE AS A CONDITION

Violator: EVA GILLIAM %CHARLES E. SMITH
14860 HARRISON ST
MIAMI, FL 33176

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3302793 01/22/2009 at 03:40 PM
OR BOOK 3053 PAGE 1362 - 1362 Doc Type: ORD
RECORDING: \$10.00

Property Address: 621 N 9 ST

Tax ID #: 2403-711-0032-000/9

Legal Description: J E W MCCULLER'S S/D LOT 30

ORDER DETERMINING VIOLATION


THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 21, 2009, 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 EVA GILLIAM %CHARLES E. SMITH failed to secure the building, properly maintain the building, maintain landscaping, address nuisance as a condition 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 \$150.00.

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) 460-2200, extension 281, when the violation is corrected.

DONE AND ORDERED this 21st day of January, 2009.

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
22nd DAY OF JANUARY, 2009.



Karen Bruno, Secretary to the Special Magistrate



Fran Ross, Esq. Special Magistrate

****THE VIOLATOR HAS 30 DAYS IN WHICH TO FILE
AN APPEAL OF THE SPECIAL MASTER'S
DECISION IN THE CIRCUIT COURT OF ST. LUCIE
COUNTY****

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

Property Identification

Site Address: 621 N 9th ST Parcel ID: 2403-711-0032- Account #: 16147 Sec/Town/Range:
 000-9
 Map ID: 24/03S Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

John Travers
 1630 Seaway DR Apt 304
 Fort Pierce, FL 34949

Legal Description

J E W MCCULLER'S S/D LOT 30

Current Values

Just/Market: \$20,100 Assessed: \$12,584
 Exemptions: \$0 Taxable: \$12,584

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$20,100	\$12,584	\$0	\$12,584
2017	\$12,900	\$11,440	\$0	\$11,440
2016	\$10,400	\$10,400	\$0	\$10,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-13-2018	4169 / 0881	0111	QC	5T Wealth Partners LP	\$1,300
05-29-2018	4137 / 2025	0111	TD	Gilliam Eva	\$5,500
01-01-1900					\$0

Primary Building Information

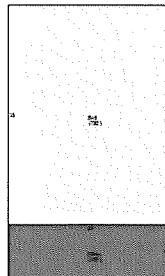
Finished Area of this building: 792 SF
 Gross Area of this building: 984 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: HD-
Year Built: 1935	Frame:	Grade: D-	Effective Year: 1955
Primary Wall: Wood no Sh	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 %: N/A%	Heat Fuel:	Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	792
Gross Area (SF):	984
Land Size (acres):	0.11
Land Size (SF):	5,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Hearing**8.A.****Meeting Date:** 10/17/2018**Re:** Case #18-2295 - False Alarm Appeal**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

18-2295 Alarm Appeal	700 W Weatherbee Road	Pineapple Playhouse	Cynthia Ricker
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CASE INFORMATION:

Case Initiated:	July 9, 2018	Type of Presentation:	Alarm Appeal
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OWNER:

APPELLATE: St Lucie Community Theater Board of Trustees 700 W Weatherbee Road Fort Pierce, FL 34949	
---	--

VIOLATIONS:

Date of Alarm	Code Section	Bldg. Type	False Alarm #	Total Due
8/2/2017	14-24 – Excessive false alarm signals	Commercial	1	0
8/9/2017	14-24 – Excessive false alarm signals	Commercial	2	\$100.00
8/9/2017	14-24 – Excessive false alarm signals	Commercial	3	\$200.00
8/10/2017	14-24 – Excessive false alarm signals	Commercial	4	\$400.00
11/5/2017	14-24 – Excessive false alarm signals	Commercial	5	\$500.00
11/14/2017	14-24 – Excessive false alarm signals	Commercial	6	\$500.00
12/13/2017	14-24 – Excessive false alarm signals	Commercial	7	\$500.00
12/17/2017	14-24 – Excessive false alarm signals	Commercial	8	\$500.00
1/11/2018	14-24 – Excessive false alarm signals	Commercial	9	\$500.00
	Grand Total of Fines			\$3,200.00

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

Alarm History

Form Review

Form Started By: Cynthia Ricker
Final Approval Date: 10/11/2018

Started On: 09/07/2018 03:10 PM



FW: The appeal of false alarm fines
Hayley Swiger to: cricker@city-ftpierce.com
Cc: Hayley Swiger

07/10/2018 08:32 AM

Acct# 17778

Hello,

Attached is an appeal waiting for review. Let me know if you need anything else to help you make a decision.

Thank you!

Kind Regards,

Hayley Swiger
Customer Support Specialist
hswiger@publicsafetycorp.com

25243 Elementary Way, Suite #203
Bonita Springs, FL 34135
Phone: 877.729.9653 x115
Direct: 240.607.1037
Fax: 301.638.9319
www.crywolf.us

-----Original Message-----

From: Pineapple Playhouse [mailto:info@pineappleplayhouse.com]
Sent: Monday, July 9, 2018 3:47 PM
To: FortPierceFL <FortPierceFL@publicsafetycorp.com>
Subject: The appeal of false alarm fines

To Whom it may concern,

The Pineapple Playhouse at 700 W. Weatherbee Road has received notification of over \$3,000.00 (three thousand dollars) in false alarm fees. At this time we would like to ask that this be looked at and forgiven. Approximately 2 months ago we sent an e-mail to code enforcement for the city of Ft. Piece asking for forgiveness and were told that it might take a couple of months to go before a magistrate. We have not received anything to confirm that at this time and are now in receipt of additional fines due to several incidents at and around our theater.

The alarm system placed here by Guardian Hawk Security has lost power several times due to a loss of electricity and a low battery. We have had quite a few problems due to installation and the lack of service by Guardian to this unit. We were advised by the St. Lucie Fire District that the unit was more than what was necessary, and had never been approved by the fire marshal.

We are a 501 3C Not for Profit agency and have had a rather dismal season, losing the first show of the season to the hurricane, our income was depleted 30 to 35% for the year.

At this time we would ask forgiveness and understanding.

Thank you for anything you can do to help us with this problem.

Account History: 17778

Name: PINEAPPLE PLAYHOUSE
Address: 700 W WEATHERBEE RD
 FORT PIERCE, FL 34949
Location: Commercial
Status: Expired
Agency: Fort Pierce FL
Issued: 2/2/2017
Expiration: 2/2/2018
Escrow: \$0.00
Length of History: 1/1/2017 - 7/16/2018

Total Actions	Total Alrms Counted	Total Alrms Ignrd/Valid	Total Charged	Total Appealed	Total Refund	Total Paid	Total Outstanding
33	9	2 / 0	\$3,200.00	\$0.00	\$0.00	\$0.00	\$3,200.00

Invoice	Action Taken	Hrng Dt	Actn/Sent	Hearing #	Charge	Payment
13335	<Hearing Request>	7/10/2018	7/10/2018	291	\$0.00	\$0.00
	Invoice	CaseNo	Charged	Adjud	Refunded	Comments
	6489	180114147	\$500.00	\$0.00	\$0.00	
	5610	171222147	\$500.00	\$0.00	\$0.00	
	5492	171215853	\$500.00	\$0.00	\$0.00	
	4552	171119140	\$500.00	\$0.00	\$0.00	
	4249	171106575	\$500.00	\$0.00	\$0.00	
	2186	170812099	\$400.00	\$0.00	\$0.00	
	2103	170811521	\$200.00	\$0.00	\$0.00	
	2098	170810734	\$100.00	\$0.00	\$0.00	
	Hearing Comments:					

Invoice	Action Taken	Actn/Sent	Charge	Payment
11617	<No Letter>	5/30/2018	\$0.00	\$0.00
			\$0.00	\$0.00

Invoices to Collections: 6489

Invoice	Action Taken	Actn/Sent	Charge	Payment
10782	<No Letter>	5/2/2018	\$0.00	\$0.00
			\$0.00	\$0.00

Invoices to Collections: 5492,5610

Invoice	Action Taken	Actn/Sent	Charge	Payment
10290	90 Days Delinquent	4/23/2018	\$0.00	\$0.00
		4/25/2018	\$0.00	\$0.00

Delinquent on invoice(s): 6489
 Invoices Included
 6489,10290

Invoice	Action Taken	Actn/Sent	Charge	Payment
9880	<No Letter>	4/16/2018	\$0.00	\$0.00
			\$0.00	\$0.00

Invoices to Collections: 2098,2103,2186,4249,4552

Invoice	Action Taken	Actn/Sent	Charge	Payment
9043	90 Days Delinquent	3/25/2018	\$0.00	\$0.00
		3/28/2018	\$0.00	\$0.00

Delinquent on invoice(s): 5610
 Invoices Included
 5610,9043

Invoice	Action Taken	Actn/Sent	Charge	Payment
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7/16/2018 10:13:01 AM

Account History: 17778

8906	90 Days Delinquent		3/21/2018		\$0.00	\$0.00	
			3/28/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 5492 Invoices Included 5492,8906						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
8893	60 Days Delinquent		3/21/2018		\$0.00	\$0.00	
			3/28/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 6489 Invoices Included 6489,8893						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
8137	90 Days Delinquent		2/28/2018		\$0.00	\$0.00	
			3/7/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 4249, 4552 Invoices Included 4249, 4552,8137						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
7844	60 Days Delinquent		2/21/2018		\$0.00	\$0.00	
			3/14/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 5492, 5610 Invoices Included 5492, 5610,7844						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
7825	30 Days Delinquent		2/21/2018		\$0.00	\$0.00	
			3/14/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 6489 Invoices Included 6489,7825						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
7222	Expired		2/5/2018		\$0.00	\$0.00	
			2/7/2018		\$0.00	\$0.00	
Invoice	Action Taken		Actn/Sent		Charge	Payment	
7075	60 Days Delinquent		1/31/2018		\$0.00	\$0.00	
			2/2/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 4249, 4552 Invoices Included 4249, 4552,7075						
Invoice	Action Taken		Actn/Sent		Charge	Payment	
6784	30 Days Delinquent		1/21/2018		\$0.00	\$0.00	
			1/24/2018		\$0.00	\$0.00	
	Delinquent on invoice(s): 5492, 5610 Invoices Included 5492, 5610,6784						
Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment	
6489	FA3 Plus Com	1/11/2018	1/14/2018	180114147	\$500.00	\$0.00	
			1/19/2018		\$0.00	\$0.00	
	Counted from Floating (365 Days) Date: 1/12/2017 Placed in Collections: 5/30/2018, Total Outstanding: \$500.00 In Abeyance flag set: 5/30/2018						

Account History: 17778

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	08:01:55		FALSE ALAR	N	N	9

Dispatch:

REQ 1066 PER OPER SW06 [01/11/18 08:10:02 SCHAFFERT|BUSN: PINEAPPLE PLAY HOUSE...
TREC: 0758... IND: PLAY HOUSE MOTION INTERIOR AND FRONT THEATER DOOR... UNK
AUDIBLE OR SILENT 772-777-9473... NO KEY HOLDER [01/11/18 08:03:08 CHARLESC]
Officer:

Invoice	Action Taken	Actn/Sent	Charge	Payment
6144	30 Days Delinquent	1/2/2018	\$0.00	\$0.00
		1/5/2018	\$0.00	\$0.00
Delinquent on invoice(s): 4249, 4552				
Invoices Included				
4249, 4552,6144				

Invoice	Action Taken	Actn/Sent	Charge	Payment
5681	Expiring	12/20/2017	\$0.00	\$0.00
		12/22/2017	\$0.00	\$0.00

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
5610	FA3 Plus Com	12/17/2017	12/18/2017	171222147	\$500.00	\$0.00
			12/22/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 12/18/2016
Placed in Collections: 5/2/2018, Total Outstanding: \$500.00
In Abeyance flag set: 5/2/2018

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	22:43:55		FALSE ALAR	N	N	8

Dispatch:

{FP581} THE DRIVERS WILL 1051 BACK TO THE 1020 TO REENGAGE THE ALARM [12/17/17
23:01:28 JEFFREYJ|{FP581} M2 ON THAT VEH [12/17/17 23:01:08 JEFFREYJ|UDTS: {FP581}
ACKNOWLEDGED OK [12/17/17 22:57:23 JEFFREYJ|FINAL PARADISE HOME AND PATIO//4051 S
US HIGHWAY 1 [12/17/17 22:55:48 JEFFREYJ|1050 AT WILLOHBY/ S US1 [12/17/17 22:54:57
JEFFREYJ|{FP581} CAR LEAVING FROM 1020//1050 [12/17/17 22:54:10 JEFFREYJ|REC ANOTHER
SIGNAL FRONT MOTION PARTION 1 AND ANOTHER FRONT DOOR SIGNAL [12/17/17 22:49:46
DENNISN|AUD IND FRONT THEATRE DOOR / TREC 2241/ PX 772.777.9473 [12/17/17 22:44:49
DENNISN|
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
5492	FA3 Plus Com	12/13/2017	12/14/2017	171215853	\$500.00	\$0.00
			12/20/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 12/14/2016
Placed in Collections: 5/2/2018, Total Outstanding: \$500.00
In Abeyance flag set: 5/2/2018

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	04:41:48		FALSE ALAR	N	N	7

Dispatch:

{FP576} 1054 ON S21 [12/13/17 04:56:31 JEFFREYJ|1039 TO ALARM CO TO GET A REP [12/13/17
04:48:20 GIACCONEC|LINKED EVENTS 1712-15852(334) TO 1712-15853(335) [12/13/17 04:45:02
GIACCONEC|REF#7870119 [12/13/17 04:43:50 HISSONGK|ST LUCIE COMMUNITY THEATRE/
S21IP UNK IF AUD OR SIL /IND ZONE 21 FRONT THEATRE DOOR, ZONE 19 PLAYHOUSE
MOTION, ZONE 20 STORAGE MOTION , ZONE 13 SOUTH BREEZWAY DOOR /7727779473/
0439HRS [12/13/17 04:43:38 HISSONGK|
Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
5212	N/A (Ignore)	12/3/2017	12/7/2017	171203545	\$0.00	\$0.00
					\$0.00	\$0.00

Account History: 17778

Ofer	Incndt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	21:51:34		NO REPORT	Y	N	0

Dispatch:
 UDTs: {FP516} ACKNOWLEDGED OK |12/03/17 22:18:25 JEFFREYJ|BUSN: PINEAPPLE PLAY HOUSE... TREC: 2149... UNK IF AUDIBLE OR SILENT... IND: FRONT THEATER DOOR... 772-777-9473... NO KEY HOLDER |12/03/17 21:52:53 CHARLESC|
Officer:

Invoice	Action Taken	Actn/Sent	Charge	Payment
4877	90 Days Delinquent	11/27/2017	\$0.00	\$0.00
		11/29/2017	\$0.00	\$0.00
	Delinquent on invoice(s): 2186 Invoices Included 2186,4877			

Invoice	Action Taken	Actn/Sent	Charge	Payment
4692	90 Days Delinquent	11/20/2017	\$0.00	\$0.00
		11/29/2017	\$0.00	\$0.00
	Delinquent on invoice(s): 2098, 2103 Invoices Included 2098, 2103,4692			

Invoice	Action Taken	Incndt Dt	Actn/Sent	Case/Incndt #	Charge	Payment
4552	FA3 Plus Com	11/14/2017	11/16/2017	171119140	\$500.00	\$0.00
			11/29/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 11/15/2016
 Placed in Collections: 4/16/2018, Total Outstanding: \$500.00
 In Abeyance flag set: 4/16/2018

Ofer	Incndt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	18:38:59		FALSE ALAR	N	N	6

Dispatch:
 1039 TO FP307 |11/14/17 18:47:52 PATEK|REF # 7870119 |11/14/17 18:40:32 BEAULACT|C/A IF AUD OR SIL // IND PLAY HOUSE MOTION // TREC 1836 // PH 772 777 9473 |11/14/17 18:40:13 BEAULACT|
Officer:

Invoice	Action Taken	Incndt Dt	Actn/Sent	Case/Incndt #	Charge	Payment
4375	N/A (Ignore)	11/7/2017	11/8/2017	171109995	\$0.00	\$0.00
					\$0.00	\$0.00

Ofer	Incndt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	18:32:58			Y	N	0

Dispatch:
 1066 PER S49 |11/07/17 18:46:29 DENNISN|1039 FP307 |11/07/17 18:38:35 DILIOE|BUSN IND AUD S21 PLAYHOUSE MOTION PARTITION 1 AND FRT THEATRE DOOR//7779473//TREC 1830HRS | 11/07/17 18:33:46 CHRISTIANR|
Officer:

Invoice	Action Taken	Incndt Dt	Actn/Sent	Case/Incndt #	Charge	Payment
4249	FA3 Plus Com	11/5/2017	11/7/2017	171106575	\$500.00	\$0.00
			11/29/2017		\$0.00	\$0.00

Counted from Floating (365 Days) Date: 11/6/2016
 Placed in Collections: 4/16/2018, Total Outstanding: \$500.00
 In Abeyance flag set: 4/16/2018

Account History: 17778

Ofcr	Incndt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	11:39:18		FALSE ALAR	N	N	5

Dispatch:

UDTS: {FP562} ACKNOWLEDGED OK |11/05/17 12:11:30 DILIOE|UDTS: {FP562} ACKNOWLEDGED OK |11/05/17 11:58:47 DILIOE|REF # 7870119 |11/05/17 11:40:23 CHRISTIANR|BUSN IND AUD S21 SOUTH BREEZEWAY DR PARTITION 1//772779473//TREC 1137HRS |11/05/17 11:39:57 CHRISTIANR|

Officer:

Invoice	Action Taken	Actn/Sent	Charge	Payment
3854	60 Days Delinquent	10/23/2017 11/15/2017	\$0.00 \$0.00	\$0.00 \$0.00
Delinquent on invoice(s): 2186 Invoices Included 2186,3854				

Invoice	Action Taken	Actn/Sent	Charge	Payment
3662	60 Days Delinquent	10/16/2017 10/18/2017	\$0.00 \$0.00	\$0.00 \$0.00
Delinquent on invoice(s): 2098, 2103 Invoices Included 2098, 2103,3662				

Invoice	Action Taken	Actn/Sent	Charge	Payment
3016	30 Days Delinquent	9/25/2017 9/27/2017	\$0.00 \$0.00	\$0.00 \$0.00
Delinquent on invoice(s): 2186 Invoices Included 2186,3016				

Invoice	Action Taken	Actn/Sent	Charge	Payment
2743	30 Days Delinquent	9/18/2017 9/20/2017	\$0.00 \$0.00	\$0.00 \$0.00
Delinquent on invoice(s): 2098, 2103 Invoices Included 2098, 2103,2743				

Invoice	Action Taken	Incndt Dt	Actn/Sent	Case/Incndt #	Charge	Payment
2186	FA3 Plus Com	8/10/2017	8/17/2017 8/23/2017	170812099	\$400.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/11/2016
Placed in Collections: 4/16/2018, Total Outstanding: \$400.00
In Abeyance flag set: 4/16/2018

Ofcr	Incndt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	07:35:05		FALSE ALAR	N	N	4

Dispatch:

{FP560} REP FOR THIS 1020 KATELYN DIONNE 772-777-9513 |08/10/17 08:00:24 CHRISTIANR| PINEAPPLE PLAYHOUSE BUSN IND PLAYHOUSE PARTITION MOTION TREC 0734/PX 772779473 |08/10/17 07:36:05 WISEST|

Officer:

Invoice	Action Taken	Incndt Dt	Actn/Sent	Case/Incndt #	Charge	Payment
2103	FA3 Plus Com	8/9/2017	8/10/2017 8/17/2017	170811521	\$200.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/10/2016
Placed in Collections: 4/16/2018, Total Outstanding: \$200.00
In Abeyance flag set: 4/16/2018

Account History: 17778

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	18:38:13			N	N	3

Dispatch:

ALARM CO ADV 1066 |08/09/17 18:40:47 CHARLESC|JUNK IF AUD OR SIL IND PLAYHOUSE
 MOTION PARTITION #1 // TREC 1835 // 772-777-9473 |08/09/17 18:39:18 DILIOE|

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
2098	FA2 Com	8/9/2017	8/10/2017 8/17/2017	170810734	\$100.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/10/2016

Placed in Collections: 4/16/2018, Total Outstanding: \$100.00

In Abeyance flag set: 4/16/2018

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	07:47:47		FALSE ALAR	N	N	2

Dispatch:

{FP551} 1012 W WORKER |08/09/17 08:10:39 WISEST|1039 FP522 |08/09/17 07:52:01 WISEST|REF
 # 7870119 |08/09/17 07:48:53 SCHAFFERT|AUD BURG INDC PLAYHOUSE MOTION PARTITION 1 //
 TREC 7:46 // PX 772-777-9473 |08/09/17 07:48:26 SCHAFFERT|

Officer:

Invoice	Action Taken	Incdnt Dt	Actn/Sent	Case/Incdnt #	Charge	Payment
1967	FA1 Com	8/2/2017	8/3/2017 8/10/2017	170802534	\$0.00 \$0.00	\$0.00 \$0.00

Counted from Floating (365 Days) Date: 8/3/2016

Ofcr	Incdnt Time	Dispatch	Cleared	Ignr	Valid	Alrm #
	18:33:59			N	N	1

Dispatch:

1066 PER OPER SD09 |08/02/17 18:37:12 SEBRISK|1039 FP586 |08/02/17 18:35:44 GIACCONEC|
 S21 IND SILENT FRONT DR AND MOTION // PX 7779473 TR 1832 |08/02/17 18:35:13 PATEK|

Officer:

Account History: 17778**False Alarms By Month**

Month	Count	Percent
January	1	11%
February	0	0%
March	0	0%
April	0	0%
May	0	0%
June	0	0%
July	0	0%
August	4	44%
September	0	0%
October	0	0%
November	2	22%
December	2	22%
Total	9	100%

False Alarms By Day Of Week

Day	Count	Percent
Sunday	2	22%
Monday	0	0%
Tuesday	1	11%
Wednesday	4	44%
Thursday	2	22%
Friday	0	0%
Saturday	0	0%
Total	9	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	1	11%
05:00 - 05:59	0	0%
06:00 - 06:59	0	0%
07:00 - 07:59	2	22%
08:00 - 08:59	1	11%
09:00 - 09:59	0	0%
10:00 - 10:59	0	0%
11:00 - 11:59	1	11%
12:00 - 12:59	0	0%
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	3	33%
19:00 - 19:59	0	0%
20:00 - 20:59	0	0%
21:00 - 21:59	0	0%
22:00 - 22:59	1	11%
23:00 - 23:59	0	0%
Total	9	100%