



THE SUNRISE CITY

**FORT PIERCE**  
FLORIDA  
CODE ENFORCEMENT

CASE #: 17-0898

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

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

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

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

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

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 02, 2017, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that RAILSIDE LLC failed to:

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

in violation of the Code of Ordinances as specified above, on property located at the above described location. Accordingly it is ORDERED as follows:

1. Obtain a permit for the work performed and adhere to all conditions of the permit. A

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

2. In the event items 1, 2, and 3 are not remedied within 30 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.  
In the event items 4 and 5 are not remedied within 90 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$250.00.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3000, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.  
DONE AND ORDERED this 4th day of August, 2017, *nunc pro tunc* August 2, 2017.

  
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Fran Ross, Special Magistrate

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

4th DAY OF August, 2017.

  
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Colleen Greer, Code Enforcement Clerk