

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, December 18, 2019 - 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**

A.

19-2143 PK	435 N 11th Street	Anderson, Eunice	#8278 Woodruff
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B.

19-1917 PK cont. from 12/11	Jaycee Park	Shealy, Lisa Anne	#4919 Montgomery
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C.

19-1912 PK cont. from 12/11	South Causeway Park	Perez, Susana & Pedro	#4919 Montgomery
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D.

19-1646 AC	117 N 14th Street	Gomez- Soto, Sarah	Ricardo Pellot
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E.

19-2924 AC	211 Boston Avenue	Lomax, Tina	Ricardo Pellot
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F.

19-683 AC	3003 Rhode Island Avenue	Altenhoff, Marvin	Ricardo Pellot
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G.

19-2334 AC	496 Maple Avenue	Harper, Erica	Kenneth Nelson
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H.

19-2972 AC	2303 Avenue N	Buckle, Wendell	Kenneth Nelson
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I.

19-2616 CT	1405 Jersey Avenue	Owens, Bobby and Linda	Heather Debevec
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J.	19-2589 CT	1907 S 8th Street	Alouption, Emilie	Heather Debevec
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	19-1887 CE	115 Roselyn Avenue	Hurtado, Gonzalo D. Jr.	Chad Dawson
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B.	19-1888 CE	201 Roselyn Avenue	Villanueva, Rafael & Molina, Maria G.	Chad Dawson
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C.	19-1194 CE	1116 Colonial Road	Pierre, Fenelia	Chad Dawson
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D.	19-1894 CE	107 Maple Avenue	Mtn Properties LLC	Chad Dawson
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E.	19-1897 CE	115 Maple Avenue	Fort Pierce Rentals LLC	Chad Dawson
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F.	19-1988 CE	201 Hialeah Avenue	Mejia, Patricio & Lucia	Chad Dawson
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G.	19-1191 CE cont. from 12/11	1124 Colonial Road	Lima, Docius	Chad Dawson
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H.	19-2807 CE	510 Means Court	Holmes, Shade DAJED Inc	Heather Debevec
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I.	19-1863 CE	904 S 11th Street	Morales, Enoc	Heather Debevec
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J.	19-1859 CE	1005 S 11th Street	Williams III, George Williams, Pamela	Heather Debevec
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K.	19-2726 CE	1800 Oleander Avenue	Curtis, Adrian	Heather Debevec
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L.	19-1804 CE	218 Hialeah Avenue	Romo (EST), Estella	Heather Debevec
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M.	19-2570 CE	918 Fra Mar Place	Villegas, Gerardo	Heather Debevec
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N.	19-2586 CE	3245 Vernon Street	Hatfield, James	Heather Debevec
O.	19-1838 CE	202 Roselyn Avenue	Roselyn Holdings LLC	Heather Debevec
P.	19-2165 CE	722 S US Highway 1	Costa Seafood & Grill	Heather Debevec
Q.	19-2466 CE	1815 Melaleuca Drive	Celentano, Frank	Heather Debevec
R.	19-2829 CE	1512 Avenue J	Jones, James Eckles, Jewell	Heather Debevec
S.	19-2986 CE	701 Parkway Drive	Eberhart, Charles	Heather Debevec
T.	19-2991 VR	211 Orange Avenue	Gibbons, Derrick & Kristina	Heather Debevec
U.	19-1826 CE cont. from 12/11	2616 Lakeshore Drive	Diedrich, Helen	Heather Debevec
V.	19-1017 CE cont. from 12/11	1205 Avenue M	Moore, Sam	Heather Debevec

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

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

8. **OTHER CASES**

A.	19-2413 Nuis. Abatement Appeal	907 Avenue I	M & D Property Professionals	Chad Dawson
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

4. A.

Meeting Date: 12/18/2019

Re: Case 19-2143 - Anderson

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

Information

SUBJECT:

19-2143 PK	435 N 11th Street	Anderson, Eunice	#8278 Woodruff
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CASE INFORMATION:

Case Initiated:	August 3, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Anderson, Eunice Dianne	PARKING VIOLATION: Parking against the traffic
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
1207 PK	10-23(T) Parking Regulation	\$50.00	\$10.00	\$18.00	\$78.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: John Futch
Final Approval Date: 11/08/2019

Started On: 10/29/2019 09:15 AM

Special Magistrate Hearing**4. B.****Meeting Date:** 12/18/2019**Re:** Case 19-1917 - Shealy**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1917 PK cont. from 12/11	Jaycee Park	Shealy, Lisa Anne	#4919 Montgomery
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CASE INFORMATION:

Case Initiated:	July 14, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Lisa Anne Shealy	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8744PK	10-23(L) Parking Violation	\$50.00	\$10.00	\$18.00	\$78.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 12/11/2019

Started On: 12/11/2019 03:38 PM

Special Magistrate Hearing**4. C.****Meeting Date:** 12/18/2019**Re:** Case 19-1912 - Perez**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-1912 PK cont. from 12/11	South Causeway Park	Perez, Susana & Pedro	#4919 Montgomery
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CASE INFORMATION:

Case Initiated:	July 14, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Susana De Las Mercedes and Pedro Perez	PARKING VIOLATION: Improper Parking
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VIOLATIONS:

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
8741PK	10-23(L) Parking Violation	\$50.00	\$10.00	\$18.00	\$78.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 12/11/2019

Started On: 12/11/2019 03:38 PM

Special Magistrate Hearing

4. D.

Meeting Date: 12/18/2019

Re: Case #19-1646 - Citation #00814 # 00815 AC

Information

SUBJECT:

19-1646 AC	117 N 14th Street	Gomez- Soto, Sarah	Ricardo Pellot
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CASE INFORMATION:

Case Initiated:	June 5, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Sarah Gomez-Soto 117 N 14th Street Fort Pierce, Fl 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
#00814AC	4-21 Running At Large	\$50.00 x 3	\$150.00	\$10.00	\$5.00	\$165.00
#00815AC	4-22 (A) (3) Tethering	\$100.00 x 1	\$100.00	\$10.00	\$5.00	\$115.00
	TOTAL DUE		\$250.00	\$20.00	\$10.00	\$280.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/15/2019

Started On: 11/14/2019 02:39 PM

Special Magistrate Hearing

4. E.

Meeting Date: 12/18/2019**Re:** Case #19-2924 - Citation #00751 AC**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2924 AC	211 Boston Avenue	Lomax, Tina	Ricardo Pelot
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CASE INFORMATION:

Case Initiated:	October 16, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Tina R. Lomax 1109 Avenue E Ft. Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
751 AC	4-20 Running At Large	1 @ \$50.00	\$50.00	\$10.00	\$5.00	\$65.00
			TOTAL DUE			

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Janey Vanderhorst

Started On: 12/05/2019 02:41 PM

Special Magistrate Hearing**4. F.****Meeting Date:** 12/18/2019**Re:** Case #19-683**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-683 AC	3003 Rhode Island Avenue	Altenhoff, Marvin	Ricardo Pelot
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CASE INFORMATION:

Case Initiated:	March 9, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Marvin Altenhoff 2910 Rhode Island Avenue Ft. Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
803 AC	4-25 Animal injury - unlawful killing	3 @ \$100.00	\$300.00	\$10.00	\$5.00	\$315.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer

Started On: 12/12/2019 02:31 PM

Special Magistrate Hearing

4. G.

Meeting Date: 12/18/2019

Re: Case #19-2334 - Citation #00854 AC

Information

SUBJECT:

19-2334 AC	496 Maple Avenue	Harper, Erica	Kenneth Nelson
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CASE INFORMATION:

Case Initiated: August 8, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Erica Harper 3606 Ave S Fort Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
00854AC	4-24 (3) Animal Neglect	\$250.00 x 1	\$250.00	\$10.00	\$5.00	\$265.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 11/15/2019

Started On: 11/14/2019 02:39 PM

Special Magistrate Hearing**4. H.****Meeting Date:** 12/18/2019**Re:** Case #19-2972 - Buckle**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2972 AC	2303 Avenue N	Buckle, Wendell	Kenneth Nelson
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CASE INFORMATION:

Case Initiated:	October 25, 2019	Type of Presentation:	Citation
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OWNER:

VIOLATOR: Wendell T Buckle 2303 Avenue N Ft. Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	AC Surcharge	Total Due
865 AC	4-53 Breeder Registration Required	1 @ \$250.00	\$250.00	\$10.00	\$5.00	\$265.00
864 AC	4-50 City Registration Required	3 @ \$250.00	\$750.00	\$10.00	\$5.00	\$765.00
863 AC	4-27 Rabies Vaccinations	3 @ \$100.00	\$300.00	\$10.00	\$5.00	\$315.00
862 AC	4-22 (A) (5) Animal Restraint - Tethering	3 @ \$100.00	\$300.00	\$10.00	\$5.00	\$315.00
			TOTAL DUE			\$1,660.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Colleen Greer

Started On: 12/12/2019 02:20 PM

Special Magistrate Hearing**4. I.****Meeting Date:** 12/18/2019**Re:** Case # 19-2616 - 1405 Jersey Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2616 CT	1405 Jersey Avenue	Owens, Bobby and Linda	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 3, 2019	Type of Presentation:	Citation
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OWNER:

OWNER: Bobby and Linda Owens 1405 Jersey Avenue Ft. Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
740 CE	11-30 Refrigerator / Ice Box Safety	1 @ \$250.00	\$250.00	\$10.00	\$260.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/07/2019 04:35 PM

Special Magistrate Hearing**4. J.****Meeting Date:** 12/18/2019**Re:** Case # 19-2589 - 1907 S 8th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-2589 CT	1907 S 8th Street	Alouption, Emilie	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 2, 2019	Type of Presentation:	Citation
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OWNER:

OWNER: Emilie Alouption 1907 S 8th St Ft. Pierce, FL 34950	
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
738CE	11-30 Refrigerator / Ice Box Safety	1 @ \$250.00	\$250.00	\$10.00	\$260.00

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. Failure to pay such fine will result in the citation being forwarded to the County Court System.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/07/2019 04:57 PM

Special Magistrate Hearing

5. A.

Meeting Date: 12/18/2019

Re: Case # 19-1887 - 115 Roselyn Avenue

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

Information

SUBJECT:

19-1887 CE	115 Roselyn Avenue	Hurtado, Gonzalo D. Jr.	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	CE
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OWNER:

OWNER: Gonzalo D Hurtado Jr. 2725 Fairway Drive Fort Pierce, FL 34982	TENANT: Hector O Calderon 115 Roselyn Avenue Fort Pierce, FL 34950
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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 16-25 (C) – Responsibility for Containers

CORRECTIVE ACTIONS:

1. Please remove scrap, tires, buckets, transmission, car ramps, toolbox, gas containers, fan, wood, and all other miscellaneous items that are located throughout the property including carport. Please store items in an enclosed shed or an enclosed garage.
2. All indoor furniture are to be placed inside of home.
3. Please place trash containers on the side or rear of the property.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Started By: Chad Dawson
Final Approval Date: 11/08/2019

Started On: 10/28/2019 06:58 AM

Special Magistrate Hearing

5. B.

Meeting Date: 12/18/2019

Re: Case # 19-1888 - 201 Roselyn Avenue

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

Information

SUBJECT:

19-1888 CE	201 Roselyn Avenue	Villanueva, Rafael & Molina, Maria G.	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	CE
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OWNER:

OWNER: Rafael Villanueva Maria G Molina 201 Roselyn Avenue Fort Pierce, FL 34950	
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
Section 10-23 (s) – Parking Prohibited on City Right-of-Way

CORRECTIVE ACTIONS:

1. Please remove box, grout, wood, paint sprayer, bucket and any other miscellaneous items located throughout the property. Please store items in an enclosed shed or an enclosed garage.
2. Please remove vehicles and trailer that are located on the city right-of-way. Please park in the proper driveway.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Chad Dawson
Final Approval Date: 11/08/2019

Started On: 10/28/2019 07:33 AM

Special Magistrate Hearing

5. C.

Meeting Date: 12/18/2019

Re: Case # 19-1194 - 1116 Colonial Road

Information

SUBJECT:

19-1194 CE	1116 Colonial Road	Pierre, Fenelia	Chad Dawson
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CASE INFORMATION:

Case Initiated: May, 17 2019	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Fenelia Pierre 1116 Colonial Road Fort Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.2 - Protective treatment.

CORRECTIVE ACTIONS:

Please pressure wash the wall of the flower bed, the trim of the house, and the exterior of the house.

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: Colleen Greer
Final Approval Date: 11/14/2019

Started On: 11/14/2019 02:39 PM

Special Magistrate Hearing

5. D.

Meeting Date: 12/18/2019

Re: Case # 19-1894 - 107 Maple Avenue

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

Information

SUBJECT:

19-1894 CE	107 Maple Avenue	Mtn Properties LLC	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 25, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Mtn Properties LLC 4270 SW Country Pl Palm City, FL 34990	TENANT: 107 Maple Avenue Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (4) – Parking on Other Than Pavement.

CORRECTIVE ACTIONS:

Please refrain from parking vehicles on grass in front yard. Please park in proper driveway.

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
Final Approval Date: 12/12/2019

Started On: 11/25/2019 08:53 AM

Special Magistrate Hearing

5. E.

Meeting Date: 12/18/2019

Re: Case # 19-1897- 115 Maple Avenue

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

Information

SUBJECT:

19-1897 CE	115 Maple Avenue	Fort Pierce Rentals LLC	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 29, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Fort Pierce Rentals LLC 2012 Mimosa Avenue Fort Pierce, FI 34950	
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VIOLATIONS:

IPMC 304.6 - Exterior walls.

CORRECTIVE ACTIONS:

Please repair and replace rotten siding that is located in front of the house.

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: Chad Dawson
Final Approval Date: 12/12/2019

Started On: 11/25/2019 09:45 AM

Special Magistrate Hearing

5. F.

Meeting Date: 12/18/2019

Re: Case # 19-1988 - 201 Hialeah Avenue

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

Information

SUBJECT:

19-1988 CE	201 Hialeah Avenue	Mejia, Patricio & Lucia	Chad Dawson
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CASE INFORMATION:

Case Initiated:	July 25, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Patricio Mejia Lucia Fraga-Mejia 2005 Warfield Ave Redondo Beach, CA 90278	TENANT: 201 Hialeah Avenue Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (4) – Parking on Other Than Pavement

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

CORRECTIVE ACTIONS:

1. Please refrain from parking vehicles on grass. Please park all vehicles on the proper driveway.
2. Please remove tires, buckets, bags of grout, ladders, wood and all other miscellaneous items located throughout the property.

RECOMMENDATION:

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

Form Review

Form Started By: Chad Dawson
Final Approval Date: 12/12/2019

Started On: 11/25/2019 11:22 AM

Special Magistrate Hearing

5. G.

Meeting Date: 12/18/2019

Re: Case # 19-1191 - 1124 Colonial Road

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

Information

SUBJECT:

19-1191 CE cont. from 12/11	1124 Colonial Road	Lima, Docius	Chad Dawson
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CASE INFORMATION:

Case Initiated: 1 May 17, 2019	Type of Presentation:	Regular
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OWNER:

VIOLATOR: Docius Lima 1124 Colonial Road Fort Pierce, FL 34950	
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VIOLATIONS:

Section 16-25 (C) – Responsibility for Containers
IPMC 304.2 Protective treatment.

CORRECTIVE ACTIONS:

1. Please place trash containers directly on the side or rear of the house.
2. Please pressure wash the mold spots that are on the trim of the house.

RECOMMENDATION:

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

Form Review

Form Started By: Colleen Greer
Final Approval Date: 12/11/2019

Started On: 12/11/2019 03:38 PM

Special Magistrate Hearing

5. H.

Meeting Date: 12/18/2019

Re: Case # 19-2807 - 510 Means Court

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

Information

SUBJECT:

19-2807 CE	510 Means Court	Holmes, Shade DAJED Inc	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 5, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Shade Holmes DAJED Inc 3605 Avenue N Ft Pierce, FL 34947	REGISTERED AGENT: Jack Orend 4062 Greenwood Dr Ft. Pierce, FL 33450
TENANT: Tenant 510 Means Ct Ft. Pierce, FL 34950	TENANT / REQUESTOR: Joslynn Williams 510 Means ct Ft. Pierce, FL 34950

VIOLATIONS:

Section 16-46, 16-47, 16-48 (10)(D) - Non - Operable Vehicle

CORRECTIVE ACTIONS:

1. Register the Mercury mini-van on the side of the home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed to the vehicle owner.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/06/2019 06:31 AM

Special Magistrate Hearing

5. I.

Meeting Date: 12/18/2019

Re: Case # 19-1863 - 904 S 11th Street

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

Information

SUBJECT:

19-1863 CE	904 S 11th Street	Morales, Enoc	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 22, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Enoc Morales 904 S 11th St Ft. Pierce, FL 34950	
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VIOLATIONS:

IPMC 304.1 Exterior Structure - General
IPMC 304.2 Protective Treatment

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department and repair the roof and trim of the carport.
2. Paint the peeling area on the wall on the north side of the carport.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 11/06/2019 02:20 PM

Final Approval Date: 12/12/2019

Special Magistrate Hearing

5. J.

Meeting Date: 12/18/2019

Re: Case # 19-1859 - 1005 S 11th Street

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

Information

SUBJECT:

19-1859 CE	1005 S 11th Street	Williams III, George Williams, Pamela	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 22, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: George Williams III Pamela Williams 1005 S 11th St Ft. Peirce, FL 34950	
--	--

VIOLATIONS:

IPMC 304.7 Roofs and Drainage

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department and repair the roof.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec

Started On: 11/06/2019 02:32 PM

Final Approval Date: 12/12/2019

Special Magistrate Hearing

5. K.

Meeting Date: 12/18/2019

Re: Case # 19-2726 - 1800 Oleander Avenue

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

Information

SUBJECT:

19-2726 CE	1800 Oleander Avenue	Curtis, Adrian	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 18, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Adrian Curtis 1800 Oleander Ave Ft. Pierce, FL 34950	
--	--

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Remove, bring in, or place in a shed the stack of boards in the back yard, the wood, bricks, sheet metal, scraps, buckets, and tarp from the back of the home.
2. Remove, bring in, or place in a shed the metal fence piece, buckets, and bricks from the north side of the house.
3. Remove, bring in, or place in a shed the boxes, tools, containers, tarps, and other loose items from the carport.

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: 12/12/2019

Started On: 11/07/2019 06:45 AM

Special Magistrate Hearing

5. L.

Meeting Date: 12/18/2019

Re: Case # 19-1804 - 218 Hialeah Avenue

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

Information

SUBJECT:

19-1804 CE	218 Hialeah Avenue	Romo (EST), Estella	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Estella Romo (EST) 218 Hialeah Ave Ft. Pierce, FL 34982	TENANT: Eliseo Ayala 218 Hialeah Ave Ft. Peirce, FL 3982
---	--

VIOLATIONS:

- IPMC 304.1 - Exterior Structure - General
- IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Repair the west gable trim as it is rotting.
2. Paint the west gable where the wood is a different color.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/07/2019 12:02 PM

Special Magistrate Hearing

5. M.

Meeting Date: 12/18/2019

Re: Case # 19-2570 - 918 Fra Mar Place

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

Information

SUBJECT:

19-2570 CE	918 Fra Mar Place	Villegas, Gerardo	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 1, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Gerardo Villegas 1235 SW Briarwood Dr Pt. St. Lucie, FL 34986	TENANT: Tenant 918 Fra Mar Pl Ft. Pierce, FL 34950
--	--

VIOLATIONS:

Section 16-6, 16-47, 16-48 (1)(5) - Outside Storage- Indoor Furniture

CORRECTIVE ACTIONS:

1. Bring in or remove the stool and cafeteria chair from the front porch.

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: 11/08/2019 04:08 PM

Special Magistrate Hearing

5. N.

Meeting Date: 12/18/2019

Re: Case # 19-2586 -3245 Vernon Street

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

Information

SUBJECT:

19-2586 CE	3245 Vernon Street	Hatfield, James	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: James Hatfield PO BOX 4447 Ft. Pierce, FL 34948	TENANT: Tenant 3245 Vernon St A Ft. Pierce, FL 34982
TENANT: Tenant 3245 Vernon St B Ft. Pierce, FL 34982	

VIOLATIONS:

- Section 16-25 (C) - Responsibility for Containers
- IPMC 304.14 - Insect Screens
- 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

CORRECTIVE ACTIONS:

1. Store trash, recycle, and yard bins to the side or rear of the home.
2. Replace missing screens for the windows.
3. Bring in or remove the wood on the north side of the building.
4. Bring in or remove the inside high top cafe table and stools on the front porch of the south side of the building.
5. Obtain a permit and remove the dead pine tree from the north west side of the home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/08/2019 04:26 PM

Special Magistrate Hearing

5. O.

Meeting Date: 12/18/2019

Re: Case # 19-1838 - 202 Roselyn Avenue

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

Information

SUBJECT:

19-1838 CE	202 Roselyn Avenue	Roselyn Holdings LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated: July 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Roselyn Holdings LLC 3790 Spinnaker Ct Ft. Pierce, FL 34946	TENANT: Melanie Faucher 202 Roselyn Ave Ft. Pierce, FL 34950
REGISTERED AGENT: Dale Boyd 2301 Orange Ave Ft. Pierce, FL 34950	

VIOLATIONS:

Section 16-46, 16-47, 16-48 (4) - Parking on Other Than Pavement
Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage

CORRECTIVE ACTIONS:

1. Park vehicles in the driveway, to the side, or the rear of the home.
2. Remove or place in a shed the scrap metal in the back yard.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/08/2019 04:49 PM

Special Magistrate Hearing

5. P.

Meeting Date: 12/18/2019

Re: Case # 19-2165 - 722 S US Highway 1

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

Information

SUBJECT:

19-2165 CE	722 S US Highway 1	Costa Seafood & Grill	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 2, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Costa Seafood & Grill 722 S US Highway 1 Ft. Pierce, FL 34950	REGISTERED AGENT: Luis Rodriguez 974 SW Globe Ave Pt. St. Lucie, FL 34953
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VIOLATIONS:

Section 15-3 (b) (1)(3) - Removal of Signs

CORRECTIVE ACTIONS:

1. Remove all signs and banners from the previous business.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of \$100.00 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 12/12/2019

Started On: 11/08/2019 05:00 PM

Special Magistrate Hearing

5. Q.

Meeting Date: 12/18/2019

Re: Case # 19-2466 - 1815 Melaleuca Drive

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

Information

SUBJECT:

19-2466 CE	1815 Melaleuca Drive	Celentano, Frank	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 1, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Frank Celentano 1815 Melaleuca Dr Ft. Pierce, FL 34949	
--	--

VIOLATIONS:

- IPMC 304.2 Protective Treatment
- IPMC 304.7 Roofs and Drainage
- IPMC 304.10 Stairways, decks, porches, and balconies

CORRECTIVE ACTIONS:

1. Paint the bare wood on the stair railings.
2. Obtain a permit from the Building Department to repair the roof and soffits on both levels of the home.
3. Obtain a permit from the Building Department to repair or replace the missing, damaged, rotting railings on the stair ways and upper deck areas.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 12/12/2019

Started On: 11/13/2019 03:23 PM

Special Magistrate Hearing

5. R.

Meeting Date: 12/18/2019

Re: Case # 19- 2829 - 1512 Avenue J

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

Information

SUBJECT:

19-2829 CE	1512 Avenue J	Jones, James Eckles, Jewell	Heather Debevec
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CASE INFORMATION:

Case Initiated:	October 30, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: James Jones % Jewell Eckles 3309 Avenue T Ft. Pierce, FL 34947	
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VIOLATIONS:

Section 16-27 (4) - Landscape Debris - Residential

CORRECTIVE ACTIONS:

1. Remove the tree trunk piece from the south side of the lot and the cut up trunk piece from the north side of the lot.

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: 12/12/2019

Started On: 11/14/2019 02:26 PM

Special Magistrate Hearing

5. S.

Meeting Date: 12/18/2019

Re: Case # 19-2986 - 701 Parkway Drive

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

Information

SUBJECT:

19-2986 CE	701 Parkway Drive	Eberhart, Charles	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 7, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Charles Eberhart 701 Parkway Dr Ft. Pierce, FL 34950	
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VIOLATIONS:

Section 5-1.104.5 - Unsafe Building (covered windows)

CORRECTIVE ACTIONS:

1. Remove all the boards from the windows.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 3 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/14/2019 03:43 PM

Final Approval Date: 12/12/2019

Special Magistrate Hearing

5. T.

Meeting Date: 12/18/2019

Re: Case # 19-2991 - 211 Orange Avenue

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

Information

SUBJECT:

19-2991 VR	211 Orange Avenue	Gibbons, Derrick & Kristina	Heather Debevec
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CASE INFORMATION:

Case Initiated:	November 7, 2019	Type of Presentation:	R&D
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OWNER:

OWNER: Derrick & Kristina Gibbons 1920 Rio Vista Dr Ft. Pierce, FL 34949	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Adjust the advertisements and rentals to match the restrictions of the business tax receipt of 30 days or more.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed, the violator(s) be put on notice that per State Statute 162.06(3), that a repeat of the violation(s) will result additional costs and penalties being assessed.

Form Review

Form Started By: Heather Debevec

Started On: 11/20/2019 06:29 AM

Final Approval Date: 12/12/2019

Special Magistrate Hearing

5. U.

Meeting Date: 12/18/2019

Re: Case # 19-1826 - 2616 Lakeshore Drive

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

Information

SUBJECT:

19-1826 CE cont. from 12/11	2616 Lakeshore Drive	Diedrich, Helen	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 24, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Helen Diedrich 2616 Lakeshore Dr Ft. Pierce, FL 34982	
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VIOLATIONS:

IPMC 304.2 - Protective Treatment

CORRECTIVE ACTIONS:

1. Paint the home, as the paint is peeling, faded, and discolored in many areas.

RECOMMENDATION:

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

Form Review

Form Started By: Colleen Greer
Final Approval Date: 12/11/2019

Started On: 12/11/2019 03:38 PM

Special Magistrate Hearing

5. V.

Meeting Date: 12/18/2019

Re: Case # 19-1017 - 1205 Avenue M

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

Information

SUBJECT:

19-1017 CE cont.from 12/11	1205 Avenue M	Moore, Sam	Heather Debevec
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CASE INFORMATION:

Case Initiated:	April 20, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Sam Moore 1205 Avenue M Ft. Pierce, FL 34950	TENANT: David Cox 1205 Avenue M Ft. Pierce, FL 34950
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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

CORRECTIVE ACTIONS:

1. Remove the various items along the fence in the west yard.
2. Remove the buckets, jugs, containers, and other loose items from the front yard.
3. Remove the indoor office / cafeteria chair from the front 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: Colleen Greer
Final Approval Date: 12/11/2019

Started On: 12/11/2019 03:38 PM

Special Magistrate Hearing

8. A.

Meeting Date: 12/18/2019

Re: Case #19-2413 - 907 Avenue I

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

Information

SUBJECT:

19-2413 Nuis.Abatement Appeal	907 Avenue I	M & D Property Professionals	Chad Dawson
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CASE INFORMATION:

Case Initiated:	September 10, 2019	Type of Presentation:	Emerg. Repair Appeal
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OWNER:

OWNER: M & D Property Professionals Inc. 3812 SW Crary Street Port St. Lucie, FL 34953	OTHERS:
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VIOLATIONS:

Section(s): 16-48 - Nuisance Definitions

CORRECTIVE ACTIONS:

1. Secure the structure located on this property. It poses a significant safety hazard to the neighborhood.
2. Properly secure the structure, all openings must be provided painted exterior-grade plywood closures, matched in color utilizing a clear polycarbonate material, unless the openings are provided with awnings, storm panels, or other similar commercially available products designed for this intended use and installed in a workmanlike manner.
3. Failure to either remove the nuisance or to request hearing within 10 days will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

RECOMMENDATION:

ACTION:

9/23/2019 - A follow-up inspection found the property was not in compliance, scheduled with contractors to correct the violation.

10/21/2019 - Inspected the property, violations are now in compliance, sent bill to finance to be paid and invoice the property owner.

11/13/2019 - Received appeal from Mr. Harris.

Attachments

appeal

invoice

req for payment

Notice

green card

Tax Card

Form Review

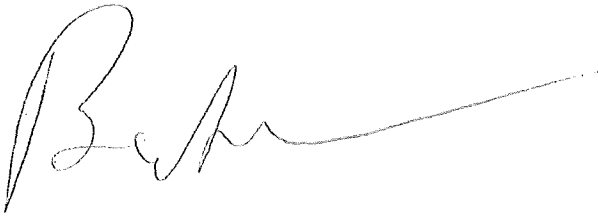
Form Started By: Colleen Greer

Final Approval Date: 12/12/2019

Started On: 11/15/2019 02:02 PM

This is not a legitimate fine. Yes, I received a notice that the lawn was too high and needed to be cut. I had a landscaper that was supposed to be cutting it and he wasn't and I wasn't aware of this. Then I did receive a notice from the city that it needed to be cut and I was given a date to have this done. It was done prior to the date on the notice and after it was taken care of I received a notice thanking me for taking care of the situation. This is not a warranted fine and it will be disputed to the end if not removed. Please let me know your intentions and if I need to proceed further with this. Thank You.

Bruce A Harris
561-502-5594

A handwritten signature in cursive script, appearing to read 'Bruce A Harris', written in black ink.

Bruceharris@bhappraisers.com

INVOICE

TO: M AND D PROPERTY PROFESSIONALS
3812 SW CRARY ST
PORT ST LUCIE, FL 34953

INVOICE NO: 36444
DATE: 10/25/19

CUSTOMER NO: 5621/7864

TYPE: EM - 001 0000 115 14 00 EMER R

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ADMIN EMER REPAIR	100.00	100.00
1.00	EMERGENCY REPAIR LIENS	650.00	650.00

*** **

DATE OF SERVICE: 10/4/2019 CITED BY: CHAD DAWSON
 ADDRESS: 907 AVE I
 TAX ID #: 2403-707-0018-000/2
 PERFORMED BY: MOW 4 LESS LAWN CARE
 *** **

"IF YOU WOULD LIKE TO CONTEST THIS FINE OR DISAGREE WITH THE WORK PERFORMED, THEN YOU MUST RESPOND IN WRITING, STATING A DETAILED REASON AS TO WHY YOU DISAGREE. THIS STATEMENT MUST BE RECEIVED BY OUR OFFICE WITHIN TWENTY DAYS FROM THE DATE OF THIS INVOICE. IF WE DO NOT HEAR FROM YOU WITHIN TWENTY DAYS OR RECEIVE PAYMENT BY THE DUE DATE, A LIEN WILL BE FILED AGAINST THE PROPERTY; INTEREST WILL BE CHARGED AT THE RATE OF 6% PER YEAR FROM THE ORIGINAL INVOICE DATE."

TOTAL DUE: \$750.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 10/25/19 DUE DATE: 10/25/19
CUSTOMER NO: 5621/7864

NAME: M AND D PROPERTY PROFESSIONALS
TYPE: EM - 001 0000 115 14 00 EMER R

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF FT PIERCE
P O BOX 1480
34954

34954-1480 (772) 467-3000

INVOICE NO: 36444
TERMS: NET 0 DAYS

AMOUNT: \$750.00

TO: Finance
FROM: Code Enforcement Division
RE: Request for Payment
DATE: October 15, 2019

DATE OF REPAIR: 10/04/2019

Request payment to be made to: Mow 4 Less Lawn Care
308 S 30th Street
Fort Pierce, FL 34947

In the amount of \$ 650.00 for nuisance abatement services.

Parcel #: 2403-707-0018-000/2

Case #: 19-00002413


Cited By: Chad Dawson

Legal Description: RICHARD EDWARDS S/D LOT 18 (OR 302-1373)

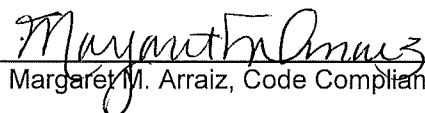
Current Owner: M AND D PROPERTY PROFESSIONALS
3812 SW CRARY ST
PORT ST LUCIE, FL 34953

Address: 907 AVENUE I

Comments: The above listed address has been determined to be a nuisance or have conditions that are contributing to the blighted area in which this property is located. Due to failure of the owner to remedy the identified problems, the above named contractor was hired to remedy the conditions that have contributed to the deterioration of this area.

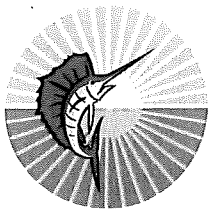
Inspected by:  Date: 10/17/19
Chad Dawson, Code Enforcement Officer

And found to be in compliance.

Approved for payment by:  Date: 10/21/19
Margaret M. Arraiz, Code Compliance Manager

And request that the owner be billed for the actual cost of remediation, plus the appropriate administrative charge.

Contractor's statement attached. Invoice #: 10072019



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

September 10, 2019

Re: Case # 19-00002413

M AND D PROPERTY PROFESSIONALS INC
3812 SW CRARY ST
PORT ST LUCIE, FL 34953

Property address: 907 AVENUE I
Tax ID #: 2403-707-0018-000/2

NOTICE TO THE OWNER AND ALL PERSONS INTERESTED

PURSUANT TO THE CITY OF FORT PIERCE CODE OF ORDINANCES, AN INSPECTION WAS MADE AT THE PROPERTY LISTED ABOVE. CONDITIONS WERE FOUND THAT VIOLATE THE FOLLOWING ORDINANCES AND PRESENT A THREAT TO THE LIFE, HEALTH AND SAFETY OF RESIDENTS IN THE AREA AND HAS BEEN DECLARED A NUISANCE.

Section 16-46 – Nuisance on Property Prohibited

No person in charge of or in control of any object or condition within the city, whether as owner, tenant, occupant, lessee or otherwise, shall allow any such object or condition defined as a nuisance by this article to remain on any private or public property within the city. Prompt removal or abatement of any nuisance which is stored, maintained or displayed on property within the city is declared essential to the public health, safety, esthetics, general welfare and good order of the city.

Section 16-48 – Nuisance Definitions

- Any building or structure, or part thereof, which is in a dilapidated, unsanitary or unsafe condition, or which constitutes a fire hazard.
- Injures or endangers the comfort, repose, health or safety of any person.
- Renders other persons insecure in life or the use of property.
- Current condition of property tends to or could depreciate the value of property of any person.

THE FOLLOWING ACTIONS MUST BE TAKEN TO REMEDY THESE VIOLATIONS

- Please secure the structure located on this property. It poses a significant safety hazard to the neighborhood.
- To properly secure the structure, all openings must be provided painted exterior-grade plywood closures, matched in color to the building, or covered utilizing a clear polycarbonate material, unless the openings are provided with awnings, storm panels, or other similar commercially available products designed for this intended use and installed in a workmanlike manner.

C0088262

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablità ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pou nou espliké sa tou suit.*



- Please correct these violations within 10 days from receipt of this letter or request a hearing pursuant to section 2-245 of the Fort Pierce Code of Ordinances.

Failure to either remove the nuisance or to request a hearing within ten (10) days will be deemed a waiver of the right to a hearing and a contractor hired by the city will enter the property and correct the said violation. A bill for services rendered will be filed as a lien against the property. In addition, a \$100.00 administrative charge will be added for any nuisance the City causes to be abated.

Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Monday through Thursday, 6:00 a.m. to 5:00 p.m. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

Sincerely,

Chad Dawson
Code Enforcement Officer
P – 772-467-3152
EM: cdawson@city-ftpierce.com

In addition to furnishing this notice to the property owner listed above by certified mail, copies of this notice have been provided by first class mail to:

DAVID J COHEN
4171 WEST HILLSBORO BLVD
8
COCONUT CREEK, FL 33073

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

M AND D PROPERTY PROFESSIONALS INC
 3812 SW CRARY ST
 PORT SAINT LUCIE, FL 34953

Postmark
 Here

RE: 907 AVE I
 19-2413 NUIS CED

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 0140 0000 3937 9447

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Number (Transfer from service label)
 M AND D PROPERTY PROFESSIONALS INC
 3812 SW CRARY ST
 PORT SAINT LUCIE, FL 34953

RE: 907 AVE I
 19-2413 NUIS CED



9590 9402 3963 8079 5336 88

2. Article Number (Transfer from service label)

7019 0140 0000 3937 9447

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

Burns

9/16/19

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RECEIVED

SEP 16 2019

PORT PIERCE
 COMMUNITY RESPONSE

- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Certified Mail Restricted Delivery
- Collect on Delivery Restricted Delivery
- Collect on Delivery Restricted Delivery all Restricted Delivery

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Property Identification

Site Address: 907 Avenue I Parcel ID: 2403-707-0018- Account #: 16092 Sec/Town/Range:
 000-2
 Map ID: 24/03S Zoning: Medium Den Use Type: 0100 03/35S/40E
 Jurisdiction: Fort Pierce

Ownership

M And D Property Professionals Inc
 3812 SW Crary ST
 Port St Lucie, FL 34953-5315

Legal Description

RICHARD EDWARDS S/D LOT 18 (OR 3810-2825; 4081-415)

Current Values

Just/Market: \$40,600 Assessed: \$40,600
 Exemptions: \$0 Taxable: \$40,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$40,600	\$40,600	\$0	\$40,600
2018	\$38,100	\$38,100	\$0	\$38,100
2017	\$33,700	\$31,900	\$0	\$31,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-28-2017	4081 / 0415	0130	WD	Harris Property Solutions LLC	\$100
11-18-2015	3810 / 2825	0001	WD	Bell Edna M	\$20,500
01-01-1979	0302 / 1373	XX00	CV		\$16,500

Primary Building Information

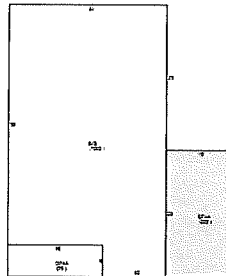
Finished Area of this building: 1,000 SF
 Gross Sketched Area: 1,275 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1978	Frame:	Grade: D	Effective Year: 1978
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: 1	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,000
Gross Sketched Area (SF):	1,275
Land Size (acres):	0.14
Land Size (SF):	6,250
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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