

UNLESS ALTERNATE APPEARANCE METHODS ARE PRE-ARRANGED AND APPROVED, ALL RESPONDENTS ARE REQUIRED TO APPEAR TO BE HEARD BEFORE THE SPECIAL MAGISTRATE. FAILURE TO APPEAR WILL BE DEEMED A WAIVER OF YOUR RIGHT TO RESPOND AND A DECISION WILL BE MADE BASED UPON THE TESTIMONY AND EVIDENCE PRESENTED BY THE ENFORCEMENT OFFICER.

IF YOU ARE NOT THE RESPONDENT BUT HAVE INTEREST IN OR ARE AN AFFECTED PARTY TO ANY MATTER SCHEDULED TO BE HEARD BY THE SPECIAL MAGISTRATE, YOU MAY EITHER ATTEND THE HEARING IN PERSON OR SUBMIT COMMENTS IN WRITING TO THE HEARING CLERK NO LATER THAN 8:00 AM ON THE DAY OF THE MEETING. COMMENTS SHOULD BE SUBMITTED VIA EMAIL TO CGREER@CITYOFFORTPIERCE.COM. COMMENTS MUST INCLUDE YOUR NAME AND ADDRESS, AS WELL AS YOUR INTEREST IN THE MATTER. SUBMITTED COMMENTS WILL BE PROVIDED TO THE SPECIAL MAGISTRATE FOR REVIEW AND WILL BE MADE PART OF THE PERMANENT RECORD.

**SPECIAL MAGISTRATE
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, June 10, 2020 - 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.	20-0063 CT	1402 Georgia Avenue	Padilla, Jose Luis	Heather Debevec
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-0052 CE	620 S US Highway 1	Neeto Investments LLC Lentin LLC	Heather Debevec
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B.	20-0031 CE	207 Dixieland Drive	Castor, Natacha	Heather Debevec
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C.	20-0465 CE	138 Alma Court	McVeigh, Thomas	Heather Debevec
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D.	20-0467 CE	1214 Boston Avenue	McVeigh, Thomas	Heather Debevec
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E.	19-1866 CE	808 S 11th Street	Denyer (TR), Stuart	Heather Debevec
F.	20-0422 CE	1703 Miami Court	Frangella, Anthony A	Isaac Saucedo
G.	20-0205 CE	2504 Avenue I	Adams, Kenneth D	Isaac Saucedo
H.	19-2779 CE	803 N 15th Street	Melissa Unlimited Investments LLC	Chad Dawson
I.	19-1142 CE	2634 Mohawk Avenue	Ruppel, Ronald L	Chad Dawson
J.	20-0659 CE	1606 N 22nd Street	Clarke, April	Heather Debevec
K.	20-0526 CE	1230 Avenue B	Delva, Wilnor Louis, Marie P	Heather Debevec

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

A.	19-1191 Massey	1124 Colonial Road	Lima, Docius	Chad Dawson
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	19-2726 Lien Red.	1800 Oleander Avenue	Curtis, Adrian aka Hudson, Adrian Curtis	Margaret Arraiz
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8. **OTHER CASES**

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: 06/10/2020

Re: Case # 20-0063 - 1402 Georgia Avenue

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

Information

SUBJECT:

20-0063 CT	1402 Georgia Avenue	Padilla, Jose Luis	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 10, 2020	Type of Presentation:	Citation
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OWNER:

OWNER: Jose Luis Padilla 1402 Georgia Ave Ft. Pierce, FL	TENANT: Jose Padilla 1402 Georgia Ave Ft. Pierce, FL
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VIOLATIONS:

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1051CE	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

Started On: 05/07/2020 05:18 PM

Final Approval Date: 06/02/2020

Special Magistrate Hearing

5. A.

Meeting Date: 06/10/2020

Re: Case # 20-0052 - 620 S US Highway 1

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

Information

SUBJECT:

20-0052 CE	620 S US Highway 1	Neeto Investments LLC Lentin LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 14, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Neeto Investments LLC Lentin LLC 4704 Robinwood Ter Apt A Boynton Beach, FL 33436	REGISTERED AGENT: Arnold Fried 600 W Las Olas Blvd Apt 708 Ft. Lauderdale, FL 33312
REGISTERED AGENT: Dennis Lentin 4704 A Robinwood Terr Boynton Beach, FL 33436	

VIOLATIONS:

Section 16-46, 16-48 (1) - Maintenance of nuisance on property / Nuisance as an object

CORRECTIVE ACTIONS:

1. Obtain a permit from the Building Department to remove the cement piling remnants from the property.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/02/2020

Started On: 05/07/2020 06:04 PM

Special Magistrate Hearing

5. B.

Meeting Date: 06/10/2020

Re: Case # 20-0031 - 207 Dixieland Drive

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

Information

SUBJECT:

20-0031 CE	207 Dixieland Drive	Castor, Natacha	Heather Debevec
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CASE INFORMATION:

Case Initiated:	January 9, 2020	Type of Presentation:	RECALL**
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**On 3/4/2020 owner testified that the FPUA told them to remove the trees. Special Magistrate continued the matter to allow the owner to provide proof from the FPUA.

OWNER:

OWNER: Natacha Castor 207 Dixieland Dr Ft. Pierce, FL 34982	
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VIOLATIONS:

Section: 22-194 (C)(F) - Tree Protection and Mitigation

CORRECTIVE ACTIONS:

N/A

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator be fined as 2 Oak Trees removed at \$5,000.00 each to total \$10,000.00. All collected funds to be placed in the City's tree fund.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/02/2020

Started On: 05/07/2020 06:32 PM

Special Magistrate Hearing

5. C.

Meeting Date: 06/10/2020

Re: Case # 20-0465 - 138 Alma Court

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

Information

SUBJECT:

20-0465 CE	138 Alma Court	McVeigh, Thomas	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 18, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas McVeigh 3057 SE Darian Rd Pt. St. Lucie, FL 34952	TENANT: Josner Lapointe 138 Alma Ct Ft. Pierce, FL 34950
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VIOLATIONS:

Section 22-187 (13) - Landscape Maintenance
Section 16-25(C) - Responsibility for Containers

CORRECTIVE ACTIONS:

1. Trim the bushes back from the entry way, remove the rope from the bush by the entry way, and remove the stump on the south side.
2. Store trash, yard, and recycle bins to the side or rear of the home.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/02/2020

Started On: 05/07/2020 07:16 PM

Special Magistrate Hearing**5. D.****Meeting Date:** 06/10/2020**Re:** Case # 20-0467 - 1214 Boston Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0467 CE	1214 Boston Avenue	McVeigh, Thomas	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 18, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Thomas McVeigh 3057 Se Darien Rd Port St. Lucie, FL 34952	TENANT: Meriaille Marc 1214 Bsoton Ave Ft. Pierce, FL 34950
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (11) - Outside Storage - Indoor Furniture
 Section 16-25 (C) - Responsibility for Containers

CORRECTIVE ACTIONS:

1. Remove or bring in the upholstered chairs from the carport.
2. Store trash, yard, and recycle bins to the side or rear of the home.

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 06/02/2020

Started On: 05/15/2020 07:54 AM

Special Magistrate Hearing

5. E.

Meeting Date: 06/10/2020

Re: Case # 19-1866 - 808 S 11th Street

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

Information

SUBJECT:

19-1866 CE	808 S 11th Street	Denyer (TR), Stuart	Heather Debevec
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CASE INFORMATION:

Case Initiated:	July 22, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Stuart Denyer (TR) 3621 S Wedgworth S Rd Fort Worth, TX 76133	TENANT: Tenant 808 S 11th St Ft. Pierce, FL 34950
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VIOLATIONS:

Section - 16-25(C) - Responsibility for Containers
Section- 16-46, 16-47, 16-48 (1)(5) - Outside Storage

CORRECTIVE ACTIONS:

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Remove, bring in, or place in a shed the containers, boxes, boards, or any loose items on the north side yard and car port.

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: 06/02/2020

Started On: 05/08/2020 10:34 AM

Special Magistrate Hearing

5. F.

Meeting Date: 06/10/2020

Re: Case #20-0422 - 1703 Miami Court

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

Information

SUBJECT:

20-0422 CE	1703 Miami Court	Frangella, Anthony A	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 10, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Anthony A. Frangella 1703 Miami Court Fort Pierce, FL 34950	TENANT:
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VIOLATIONS:

- Section(s): 16-46, 16-47, 16-48 (1) (5) - Outside Storage
- Section(s): 16-25 (C) - Responsibility for Containers
- Section(s): 22-187 (13) - Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please remove tent, trash, coolers, buckets, wood tools and all other miscellaneous items located under carport and throughout the house.
2. Please move garbage cans to the side or back of the house.
3. Please trim 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 \$150.00 per day be assessed.

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/02/2020

Started On: 05/21/2020 02:37 PM

Special Magistrate Hearing

5. G.

Meeting Date: 06/10/2020

Re: Case # 20-205 - 2504 Avenue I

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

Information

SUBJECT:

20-0205 CE	2504 Avenue I	Adams, Kenneth D	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 21, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Kenneth D Adams 5250 NW Jannebo St. Fort Pierce, FI 34986	TENANT: 2504 Avenue I Fort Pierce, FI 34950
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VIOLATIONS:

IPMC 302.7 - Accessory Structures.

CORRECTIVE ACTIONS:

1. Please remove or repair fence.

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: Colleen Greer
Final Approval Date: 06/02/2020

Started On: 05/21/2020 02:23 PM

Special Magistrate Hearing

5. H.

Meeting Date: 06/10/2020

Re: Case # 19-2779 - 803 N 15TH ST

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

Information

SUBJECT:

19-2779 CE	803 N 15th Street	Melissa Unlimited Investments LLC	Chad Dawson
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CASE INFORMATION:

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

OWNER: Melissa Unlimited Investments LLC 5080 N Alexa Ter Crystal River, FL 34428	TENANT: 803 N 15TH ST Fort Pierce, FL 34950
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VIOLATIONS:

Section 22-67 (B)(5) – Fence Maintenance – Permit Required

CORRECTIVE ACTIONS:

1. Please remove or repair damaged fence.

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 Review

Form Started By: Colleen Greer
Final Approval Date: 06/02/2020

Started On: 05/08/2020 10:43 AM

Special Magistrate Hearing

5. I.

Meeting Date: 06/10/2020

Re: Case # 19-1142 - 2634 Mohawk Avenue

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

Information

SUBJECT:

19-1142 CE	2634 Mohawk Avenue	Ruppel, Ronald L	Chad Dawson
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CASE INFORMATION:

Case Initiated: May 8, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Ronald L Ruppel 2634 Mohawk Avenue Fort Pierce, FL 34950	
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
Section(s): 5-370 – Exterior Property and Landscaping

CORRECTIVE ACTIONS:

1. Please remove couch, office table, sitting stools and any other miscellaneous items away from outside. Please place inside house or in an enclosed shed or garage.
2. Please cut lawn and all overgrown bushes, trees and hedges 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: Colleen Greer
Final Approval Date: 06/02/2020

Started On: 05/08/2020 10:51 AM

Special Magistrate Hearing

5. J.

Meeting Date: 06/10/2020

Re: Case # 20-0659 - 1606 N 22nd Street

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

Information

SUBJECT:

20-0659 CE	1606 N 22nd Street	Clarke, April	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 3, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: April Clarke 1606 N 22nd St Ft. Pierce, FL 34950	
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (4) - Parking on Other Than Pavement
Section 16-46, 16-47, 16-48(11) - Outside Storage - Inside Furniture

CORRECTIVE ACTIONS:

1. Park vehicles in a driveway, to the side, or rear of the home.
2. Bring in, remove, or place in a shed the white bar stool from the car port.

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: 06/02/2020

Started On: 05/14/2020 04:54 PM

Special Magistrate Hearing

5. K.

Meeting Date: 06/10/2020

Re: Case # 20-526 - 1230 Avenue B

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

Information

SUBJECT:

20-0526 CE	1230 Avenue B	Delva, Wilnor Louis, Marie P	Heather Debevec
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CASE INFORMATION:

Case Initiated:	February 25, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Wilnor Delva Marie Louis 1230 Avenue B Ft. Pierce, FL 34950	
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Repair or replace the soffit on the north west side.
2. Paint the trim, awning, and wall on the west side where it is peeling, fading, and mismatched.

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: 06/02/2020

Started On: 05/15/2020 06:28 AM

Information

SUBJECT:

19-1191 Massey	1124 Colonial Road	Lima, Docius	Chad Dawson
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CASE INFORMATION:

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

OWNER: Docius Lima 1124 Colonial Road Ft. Pierce, FL 34950	TENANT:
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VIOLATIONS:

16-25 (C) - Responsibility for Containers
IMPC 304.2 - Protective Treatment

FINDINGS/ORDER:

December 18, 2019 - Special Magistrate Ross found Docius Lima responsible for the violations and gave him 10 days to bring the property into compliance or a fine of \$50.00 per day would be assessed.

ACTION DATES:

1. January 27, 2020 - an inspection was made, the property was not in compliance, the fines began.
2. February 25, 2020 - another inspection was made, the property was now in compliance, the fines stopped.
3. March 5, 2020 - received request for reduction / rescindment from Sam Lima (Docius Lima's son).
Total fines \$1,480.00.

RECOMMENDATION:

To be determined.

Attachments

Request
3 Criteria

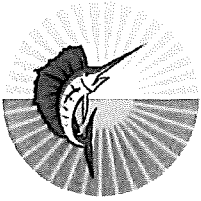
Admin Fees
Aff of CM
Aff of Non Comp
Order
Tax Card

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/02/2020

Started On: 03/11/2020 11:23 AM

4-1-2020



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Date:	03/05/2020				
Property address:	1124 Colonial Rd				
Owner(s) of record:	DOGIUS LIMA				
Mailing address:	1124 Colonial Rd				
Property tax ID #:	2415-601-0421-000/a				
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:	DOGIUS LIMA		Relationship to owner(s)		
Telephone #:	772-882-2394		Mobile phone #:		
E-mail:	SamLima74@gmail.com		Preferred contact method:		Phone
What are owner(s) intentions for property:					
Are there current code violations?	<input type="checkbox"/> No	<input checked="" 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

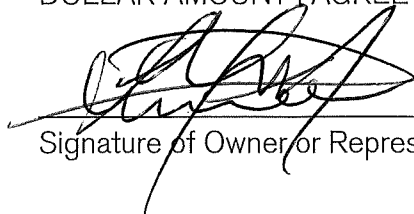
\$ 1480

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 1230

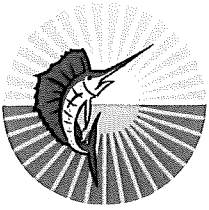
DOLLAR AMOUNT I AGREE TO PAY

\$ 250


Signature of Owner or Representative

03/05/20
Date

DOGIUS 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: 1124 Colonial Rd Fort Pierce FL 34950

Property Owner: Docius Lima

Mailing Address: 1124 Colonial Rd Fort Pierce FL 34950

Telephone #: 772-882-2394 Cell Phone #: _____

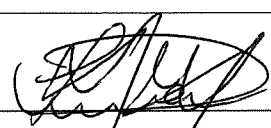
E-Mail Address: SamLima74@gmail.com

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

I, Docius Lima, 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 have my had my Son come away from School to help
me with Bringing my home into Compliance Please need help with
Reduction beacuse i'm unable to work because of my help, my son
agrees to pay for me. Thank you for your understanding

Date: 03/05/2020

Signed: 

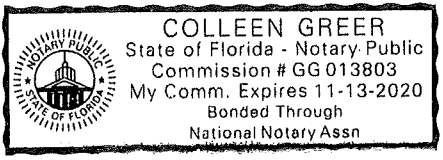
Print Name: DOCIUS Lima

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Sen Beker Lima 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 License as identification.

SWORN TO AND SUBSCRIBED before me this 5th day of March, 2020.



Colleen Greer

Notary Public, State of Florida

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

Case No: 19-1191

Address: 1124 Colonial Road

Hearing Date: June 10, 2020

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minor**

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

All violations were complied.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **1 with recorded lien.**

Administrative Cost Estimator

5/28/2020

Property Address: 1124 Colonial Road (19-1191)

Date case originated: 5/17/2019

Date case complied: 5/24/2020

Total time: 12 months

Number of Hearings

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

Mailing Expense

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

Photographs (per page)	\$0.50	<u>22</u>	\$11.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>12</u>	\$600.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>0</u>	\$0.00
-------------------	----------	----------	--------

Fee set by the City Commission

Total Estimated Cost: \$1,300.94



AFFIDAVIT OF COMPLIANCE

RE: 1124 COLONIAL RD
 CASE NO: 19-1191

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4681521 03/02/2020 02:56:28 PM
 OR BOOK 4390 PAGE 134 - 134 Doc Type: AFF
 RECORDING: \$10.00

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

BEFORE ME, the undersigned authority, personally appeared Chad Dawson, 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 above and find that said property is now in compliance with all the items listed in the Special Magistrate's order dated December 18, 2019, as of this date: 2/25/2020.

 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 4362 Page 822 . **This is not a release of lien.**

 The fines imposed by an recorded in Book Page were paid within the time specified. No Order Assessing Fine and Imposing Lien was filed.

FURTHER AFFIANT SAYETH NOT.

DATED this 25th day of February, 2020.

CD
 Chad Dawson, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 25th day of February, 2020.

Colleen Greer
 NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 1124 COLONIAL RD

CASE NO: 19-00001191

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

BEFORE ME, the undersigned authority, personally appeared Chad Dawson, 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 December 18, 2019, in the above mentioned case and find that said property is not in compliance with Section(s) : 16-25 (C) Responsibility for Containers, IMPC 304.2 Protective Treatment of the Code of the City of Fort Pierce, Florida, as of this date: January 27, 2020.

In accordance with the Order of Violation recorded in Book 4362 Page 822, fines in the amount of \$50.00 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 27 day of January, 2020.

Chad Dawson, Code Enforcement Officer

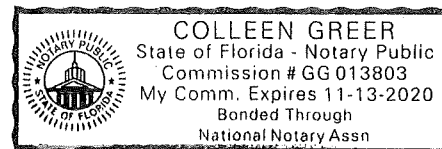
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4669037 01/31/2020 10:29:56 AM
 OR BOOK 4376 PAGE 2764 - 2764 Doc Type: AFF
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
 this 28th day of January, 2020.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 19-1191

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

Property Address: 1124 COLONIAL RD
Tax ID #: 2415-601-0421-000/2
Legal Description: PINEWOOD S/D BLK 26 SLY PART OF LOT 21 AS DESC IN DBK 149-553 AND
ALL LOT 22 (17) (OR 3137-317; 3139-1308)

RE: Violation of Section(s): 16-25 (C) Responsibility for Containers, IPCM 304.2 Protective Treatment

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 18, 2019, 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 DOCIUS LIMA is 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 has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
 - a. Place trash containers directly on the side or rear of the house.
 - b. Pressure wash the mold spots that are on the trim of the house.
3. In the event the violation is not remedied within 10 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$50.00.
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 Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 20th day of December, 2019, Nunc pro tunc
December 18, 2019.**



Fran Ross, Esq., Special Magistrate

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

20th DAY OF December, 2019.


Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4655830 12/23/2019 11:38:39 AM
OF BOOK 4362 PAGE 822 - 822 Doc Type: ORD
RECORDING: \$10.00

Property Identification

Site Address: 1124	Parcel ID: 2415-601-0421-	Account #: 24841	Sec/Town/Range: 15/35S/40E
COLONIAL RD	000-2	Map ID: 24/15N	Zoning: SF Interme
Use Type: 0100	Jurisdiction: Fort Pierce		

Ownership

Docius Lima
1124 Colonial RD
Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 26 SLY PART OF LOT 21 AS DESC IN
DBK 149-553 AND ALL LOT 22 (17) (OR 3137-317: 3139-1308)

Current Values

Just/Market: \$171,300 Assessed: \$124,509
Exemptions: \$50,500 Taxable: \$74,009

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$171,300	\$124,509	\$50,500	\$74,009
2018	\$161,000	\$122,188	\$50,500	\$71,688
2017	\$149,600	\$119,675	\$50,500	\$69,175

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-13-2009	3139 / 1308	0111	WD	Lima Docius	\$0
10-13-2009	3137 / 0317	0001	WD	Charles Gail	\$70,000
02-24-2004	1907 / 0034	XX00	TR	Murphy Dorothy E	\$180,000

Primary Building Information

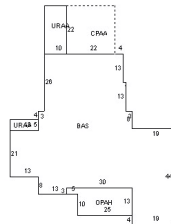
Finished Area of this building: 3,602 SF
Gross Sketched Area: 4,711 SF

Exterior Data

View:	Roof Cover: Conc Tile	Roof Structure: Gable	Building Type: HC
Year Built: 1949	Frame:	Grade: C	Effective Year: 1960
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Hardwood



Total Areas

Finished/Under Air (SF):	3,602
Gross Sketched Area (SF):	4,711
Land Size (acres):	0.37
Land Size (SF):	16,226
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1949
CHAINLINK 6'	1	180	2004

Information

SUBJECT:

19-2726 Lien Red.	1800 Oleander Avenue	Curtis, Adrian aka Hudson, Adrian Curtis	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	October 18, 2019	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Adrian Curtis aka Adrian Curtis Hudson 1800 Oleander Boulevard Fort Pierce, FL 34950	
--	--

VIOLATIONS:

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

FINDINGS/ORDER:

December 18, 2019 - Special Magistrate Ross found Adrian Curtis responsible for the violation(s) and gave her 15 days to correct the violations or a fine of \$50.00 per day would be assessed.

ACTION DATES:

January 7, 2020 - an inspection was made, the violations were not in compliance, the fines began.

February 27, 2020 - an inspection was made, the violations were now in compliance, the fines stopped.

March 10, 2020 - the Order Assessing Fine and Imposing Lien was recorded at the SLC Clerk of Court.

May 4, 2020 - received a Request for Reduction or Rescindment of the fines. Ms. Curtis is asking that the fines be waived.

Total fines are \$2,580.00.

RECOMMENDATION:

To be determined.

Attachments

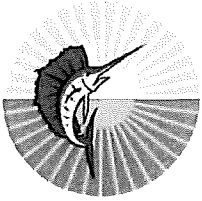
Request
Back Page

Letter
Costs
7 Criteria
Lien
Aff of CM
Aff of Non Comp
Order
Tax Card

Form Review

Form Started By: Colleen Greer
Final Approval Date: 05/28/2020

Started On: 05/15/2020 10:08 AM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

Date:					
Property address:	1800 Oleander Blvd				
Owner(s) of record:	Adrian Curtis				
Mailing address:	1800 Oleander Blvd				
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:	Adrian Curtis		Relationship to owner(s)	Self	
Telephone #:			Mobile phone #:	(772) 828 8347	
E-mail:	purpleraimhudson@yahoo.com		Preferred contact method:		
What are owner(s) intentions for property:					
Are there current code violations?	<input 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

\$ 2,580.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 2580.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

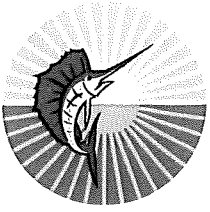
Adrian Curtis

Signature of Owner or Representative

Date

Adrian Curtis

Printed Name



REQUEST FOR REDUCTION OF PENALTY

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

INSTRUCTIONS:

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

Property Address: 1800 Oleander Blvd

Property Owner: Adrian Curtis

Mailing Address: 1800 Oleander Blvd

Telephone #: 7 Cell Phone #: (772) 828-8347

E-Mail Address: purple.rain.hudson@yahoo.com

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

I, Adrian H Curtis, 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 am asking for reduction of this fine Cause #1 I did not know I was being fine because each time I came here to court I was told that I was in compliance #2 I cannot afford to pay the fine. You see I know work, I am totally disable as of 06/17 and my benefits only covers my bills. Therefore I think it's called ~~fin~~ I'm in a financial Hardship as well as a medical Hardship I was trying to get everything done myself but my legs at times get very weak and I couldn't afford to pay any one cover →

Date: 5/4/2020

Signed: Adrian Curtis

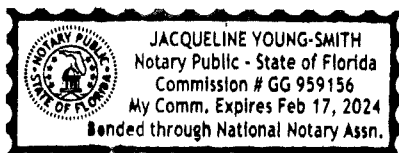
Print Name: Adrian Curtis

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Adrian Hixon who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced Florida Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 4th day of May, 2020.



Jacqueline Young-Smith
Notary Public, State of Florida

so when my legs allowed me to, I did what I could and it wasn't always timely. The shed got hauled off and that's how it left. It was a new shed but I couldn't pay anyone to put it together. I was waiting for my son to get a vacation cause he don't live here. But again my time was less she just a lady who's trying to make a ~~name~~ name for herself against men in the same field. But I'm not her to throw shade on anyone but I ask for many extortion and none was granted. I do thank you for the extended 15 days but it didn't help. But please may I get a reduction hopefully to zero (0) because I never knew I was being fine because each time ~~to~~ I came there they said I was in compliance. I wrote a letter about that

Thanking You in Advance
Adrian Curtis
(772) 828-8347

3/9/2020

To whom it may concern

I, Adrian Hudson, just got a letter stating that I am in compliance but ~~with~~ with a fine and a big one.

My Question is, How did I get a fine when each time I came to a hearing I was told that I was in compliance while I read this letter, it states that I received a letter in Jan. ~~that~~ Well I have not, ~~and~~ did not rec'd a letter in Jan. but I did talk to Neather in Jan and that's when I was told that I have been fined Daily Since Dec' 2019 And I ask why when each time I came to court I was told that I was in compliance. She said for the wood in the backyard which was ~~to~~ the floor to the shed I had I was never able to come before Sp. Magistrate Fran Ross to plead my case because I was always told that I was in compliance. I would like answers or a chance to be heard. And to ask that the fine be removed or adjusted. I cannot afford a fine of this magnitude. I am on

disability and I can barely pay my monthly bills. I feel that I was misled all around. I am a single disable woman who's really trying. I did all the repairs myself cause I can't afford to pay anyone and their way a lot on the list, I mean three (3) different letters of stuff todo. I worked on stuff when my knees allowed me too. I have two ~~knee~~ knee replacements and ARA (Acute Rheumatoid Arthritis). And I am in constantly in pain so on my good days I did what I ~~can~~ could do. I am only trying to shed some light on my/the situation so that I can be understood and get this fine REDUCED

Thanks

Adrian Curtis Hudson

(772) 828-8347

1800 Alexander Blvd

JFence FL 34950

Administrative Cost Estimator

5/28/2020

Property Address: 1800 Oleander Ave (19-2726)

Date case originated: 10/18/2019

Date case complied: 2/27/2020

Total time: 4 months

Number of Hearings

Violation Hearings:	<u>1</u>
Massey Hearings:	<u>0</u>
Lien Reduction Hearings:	<u>1</u>

Mailing Expense

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

Photographs (per page)	\$0.50	<u>18</u>	\$9.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>4</u>	\$200.00
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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>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$1,166.74

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM JUNE 10, 2020**

Case No: 19-2726 Violator: Adrian Curtis Hudson Address: 1800 Oleander Avenue

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Cleaned up outside storage
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 :	
3.) The length of time necessary to bring the property into compliance:	4 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	3 including this one
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	17 includes non-ops, landscape, commercial vehicles, compliance 3 resulted in fines and liens.
6.) Whether or to what extent there are extenuating factors preventing timely Compliance, such as unavoidable personal hardship:	Medical, financial
7.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.	



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

Case # 19-2726

Violator: ADRIAN CURTIS
 1800 OLEANDER BLVD
 FT PIERCE, FL 34950

Property Address: 1800 OLEANDER AVE
 Tax ID #: 2415-703-0156-000/6
 Legal Description: SUNRISE ESTATES BLK 14 LOT 1 (OR1048-966)

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

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated December 18, 2019 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$50.00 from January 7, 2020 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

DONE AND ORDERED this 4th day of March, 2020.

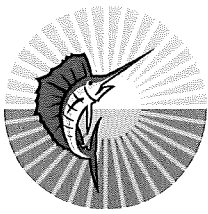
Shawn Ross
 Fran Ross, Esq., Special Magistrate

ATTEST:

Shirley W Coy
 CITY CLERK

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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4685132 03/10/2020 09:43:46 AM
 OR BOOK 4393 PAGE 2302 - 2302 Doc Type: ORD
 RECORDING: \$10.00



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

AFFIDAVIT OF COMPLIANCE

RE: 1800 OLEANDER AVE
 CASE NO: 19-00002726

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4685120 03/10/2020 09:43:46 AM
 OR BOOK 4393 PAGE 2290 - 2290 Doc Type: AFF
 RECORDING: \$10.00

IN THE MATTER OF: ADRIAN CURTIS
 1800 OLEANDER BLVD
 FT PIERCE, FL 34950

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order dated December 18, 2019, as of this date: February 27, 2020.

_____ 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 4371 Page 2006 . **This is not a release of lien.**

_____ The fines imposed by an _____ recorded in Book _____ Page _____ were paid within the time specified. No Order Assessing Fine and Imposing Lien was filed.

FURTHER AFFIANT SAYETH NOT.

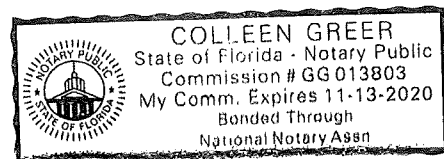
DATED this 27 day of February, 2020.

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me
 this 6th day of March, 2020.

NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 1800 OLEANDER AVE

CASE NO: 19-00002726

IN THE MATTER OF: ADRIAN CURTIS
1800 OLEANDER BLVD
FT PIERCE, FL 34950

BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated December 18, 2019, in the above mentioned case and find that said property is not in compliance with Section(s) 16-46, 16-47, 16-48 (1)(5) Outside Storage of the Code of the City of Fort Pierce, Florida, as of this date: January 7, 2020.

In accordance with the Order of Violation recorded in Book 4362 Page 821, fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 7 day of January, 2020.

Heather Debevec, Code Enforcement Officer

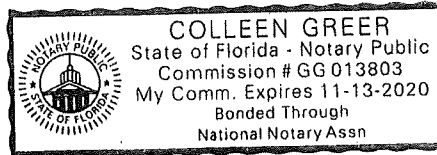
STATE OF FLORIDA
COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4664290 01/21/2020 09:10:41 AM
OR BOOK 4371 PAGE 2006 - 2006 Doc Type: AFF
RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me
this 13th day of January, 2020.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





CASE #: 19-2726

Violator: ADRIAN CURTIS
 1800 OLEANDER BLVD
 FT PIERCE, FL 34950

Property Address: 1800 OLEANDER AVE
 Tax ID #: 2415-703-0156-000/6
 Legal Description: SUNRISE ESTATES BLK 14 LOT 1 (OR1048-966)

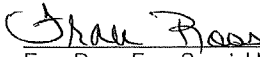
RE: Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 18, 2019, 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 ADRIAN CURTIS is 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 has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
 - a. 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.
 - b. Remove, bring in, or place in a shed the metal fence piece, buckets, and bricks from the north side of the house.
 - c. Remove, bring in, or place in a shed the boxes, tools, containers, tarps, and other loose items from the carport.
3. In the event the violation is not remedied within 15 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$50.00.
4. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Special Magistrate of the City of Fort Pierce, Florida, imposing a lien in the manner provided for by law.
5. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
6. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

DONE AND ORDERED this 20th day of December, 2019, Nunc pro tunc
 December 18, 2019.


 Fran Ross, Esq., Special Magistrate

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

20th DAY OF December, 2019.


 Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
 SAINT LUCIE COUNTY
 FILE # 4655829 12/23/2019 11:38:39 AM
 OR BOOK 4362 PAGE 821 - 821 Doc Type: ORD
 RECORDING: \$10.00

Property Identification

Site Address: 1800 OLEANDER BLVD Use Type: 0100 Parcel ID: 2415-703-0156-000-6 Jurisdiction: Fort Pierce Account #: 25049 Map ID: 24/15S Sec/Town/Range: 15/35S/40E Zoning: SF Low Den

Ownership

Adrian Curtis
1800 Oleander Blvd
Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 14 LOT 1 (OR1048-966)

Current Values

Just/Market: \$110,800 Assessed: \$53,161
Exemptions: \$28,161 Taxable: \$25,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$110,800	\$53,161	\$28,161	\$25,000
2018	\$95,700	\$52,170	\$27,170	\$25,000
2017	\$81,100	\$51,097	\$26,097	\$25,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-26-1996	1048 / 0966	XX00	WD	Jeanne Turner	\$60,000
04-18-1991	0735 / 0056	XX00	WD	Thomas H Hayes	\$70,040
06-12-1990	0699 / 1372	XX01	PR		\$0

Primary Building Information

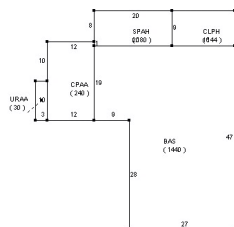
Finished Area of this building: 1,440 SF
Gross Sketched Area: 2,034 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
Year Built: 1958 Frame: Grade: C- Effective Year: 1978
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: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Terrazo



Total Areas

Finished/Under Air (SF):	1,440
Gross Sketched Area (SF):	2,034
Land Size (acres):	0.25
Land Size (SF):	10,772
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1958