

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, June 17, 2020 - 9:00 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ADMINISTRATIVE BUSINESS**
  - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
4. **PUBLIC HEARINGS - CITATIONS**
5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-0542 CE	305 N 13th Street	Alas, Cristal	Heather Debevec
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B.	20-0458 CE	130 Alma Court	Orange Ave Land Co LLC	Heather Debevec
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C.	20-0804 CT	1214 Boston Avenue	McVeigh, Thomas	Heather Debevec
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D.	20-1009 CE	2308 Avenue N	Anderson, Johnnie Ruth	Heather Debevec
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E.	20-0072 CE	1310 Georgia Avenue	Smith, Antonio	Heather Debevec
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F.	19-1752 CE	1016 Mayflower Road	Sayco Equity Fund LP	Chad Dawson
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	14-2086 Ext of Time	1404 Edgewood Terrace	White, Johnny	Heather Debevec
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B.	19-3258 LC Appeal	1111 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
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C.	19-3256 LC Appeal	1117 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
D.	19-3257 LC Appeal	1115 Hemlock Circle	Nutt, Gordon	Peggy Arriz Maximillion Lewis
E.	19-3260 LC Appeal	1113 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
F.	19-3261 LC Appeal	1109 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
G.	19-2390 CE Recall - Massey	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo

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

A.	18-2590 Lien Reduction	529 N 11th Street	Wahaj, Qamar (Tony)	Margaret Arraiz
B.	10-1419 Lien Red.(FF)	105 N 21st Street	Candeleria (Diaz), Michelle	Peggy Arraiz

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**

**5. A.**

**Meeting Date:** 06/17/2020

**Re:** Case # 20-0542 - 305 N 13th Street

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

**Information**

**SUBJECT:**

20-0542 CE	305 N 13th Street	Alas, Cristal	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: Cristal Alas 305 N 13th St Ft. Pierce, FL 34950	
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**VIOLATIONS:**

IPMC - 302.7 Accessory Structure

**CORRECTIVE ACTIONS:**

1. Repair the fence where the support bars have disconnected.

**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

Started On: 05/15/2020 10:32 AM

Final Approval Date: 06/11/2020

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 06/17/2020

**Re:** Case # 20-0458 - 130 Alma Court

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

**Information**

**SUBJECT:**

20-0458 CE	130 Alma Court	Orange Ave Land Co LLC	Heather Debevec
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**CASE INFORMATION:**

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

<b>OWNER:</b> Orange Ave Land Co LLC 250 S Central Blvd Ste 205 Jupiter, FL 33458	<b>REGISTERED AGENT:</b> Louis Pfeffer 250 S Central Blvd Ste 205 Jupiter, FL 33458
<b>TENANT:</b> William Snyder 130 Alma Ct Apt A Ft. Pierce, FL 34950	<b>TENANT:</b> Tenant 130 Alma Ct Apt B Ft. Pierce, FL 34950

**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. Remove, bring in, or place in a shed the cart, bins, buckets, boxes, crates, kennels, and other loose items from the yard and front porch.
2. Remove, bring in, or place in a shed the indoor style chairs from the front yard.
3. 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: 06/11/2020

Started On: 05/20/2020 07:16 AM



**Special Magistrate Hearing****5. C.****Meeting Date:** 06/17/2020**Re:** Case # 20-0804 - 1214 Boston Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0804 CT	1214 Boston Avenue	McVeigh, Thomas	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	March 17, 2020	Type of Presentation:	Citation
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**OWNER:**

<b>OWNER:</b> Thomas McVeigh 3057 SE Darien Rd Pt. St. Lucie, FL 34952	<b>TENANT:</b> Mierrelle Marc 1214 Boston Ave Ft. Pierce, FL 34950
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**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
1054CE	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: 06/11/2020

Started On: 05/20/2020 11:25 AM

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 06/17/2020

**Re:** Case # 20-1009 - 2308 Avenue N

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

**Information**

**SUBJECT:**

20-1009 CE	2308 Avenue N	Anderson, Johnnie Ruth	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 24, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Johnnie Ruth Anderson 2308 Avenue N Ft. Pierce, FL 34950	<b>TENANT:</b> Wallace Davis 2308 Avenue N Ft. Pierce, FL 34950
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**VIOLATIONS:**

Section 5-1.104.5 – Unsafe Building (covered windows)  
Section 11-30 – Refrigerator/Ice Box Safety

**CORRECTIVE ACTIONS:**

1. Remove the boards from the windows.
2. Remove the appliances from the yard.

**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.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 06/11/2020

Started On: 05/28/2020 10:19 AM

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 06/17/2020

**Re:** Case # 20-0072 - 1310 Georgia Avenue

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

**Information**

**SUBJECT:**

20-0072 CE	1310 Georgia Avenue	Smith, Antonio	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	January 16, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Antonio Smith 1310 Georgia Ave Ft. Pierce, FL 34950	<b>OTHER:</b> Citi Mortgage Inc 6409 Congress Ave Ste100 Boca Raton, FL 33487
<b>OTHER:</b> Citi Mortgage Inc Lindsay Yarmuth 6409 Congress Ave Ste 100 Boca Raton, FL 33487	<b>OTHER:</b> Secretary of Housing & Urban Development C/O US Attorney Southern District of Florida 99 NE 4th St 13th Floor Miami, FL 33132

**VIOLATIONS:**

IPMC 304.1 Exterior Structure - General

IPMC 304.2 Protective Treatment

**CORRECTIVE ACTIONS:**

1. Replace or repair the ramp at the front of the home, the wood is rotting away.
2. Paint the patches of peeling paint by the east side, south facing window.
3. Please paint the railings and banister of the ramp.

**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: 06/11/2020

Started On: 05/20/2020 02:44 PM



**Special Magistrate Hearing**

**5. F.**

**Meeting Date:** 06/17/2020

**Re:** Case # 19-1752 - 1016 Mayflower Road

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

**Information**

**SUBJECT:**

19-1752 CE	1016 Mayflower Road	Sayco Equity Fund LP	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	July 10, 2019	Type of Presentation:	Regular
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**OWNER:**

OWNER: Sayco Equity Fund LP 7491 Federal Highway C5-270 Boca Raton, FL 33487	
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**VIOLATIONS:**

- IPMC 302.7 Accessory structures.
- IPMC 304.14 Insect screens.
- IPMC 304.2 Protective treatment.
- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- IPMC 304.1 Exterior structure – General.

**CORRECTIVE ACTIONS:**

1. Please repair fence located throughout the property.
2. Please repair missing and torn screens that covers the pool. A permit for the fence and the pool screening may
3. be required. Please contact the Building Department at 772-467-3718 for any additional information.
4. Please repair insect screen door.
5. Please paint the trim of the house.
6. Please remove wood and any other miscellaneous items located throughout the property.
7. Please repair rotten and fallen soffits that are 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 \$150.00 per day be assessed.

**Form Review**

Final Approval Date: 06/11/2020

**Special Magistrate Hearing****6. A.****Meeting Date:** 06/17/2020**Re:** Case #14-2086 - 1404 Edgewood Terr - White**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

14-2086 Ext of Time	1404 Edgewood Terrace	White, Johnny	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	October 20, 2014	Type of Presentation:	Extension of Time
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**OWNER:**

<b>PREVIOUS OWNER:</b> Charles Olive 1013 N 13th Street Ft. Pierce, FL 34950	<b>CURRENT OWNER:</b> Platinum Homes Investment Group LLC Johnny White 3511 Northwest 209th Terrace Miami Gardens, FL 33056
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**VIOLATIONS:**

Section(s): 5-1.105.1 - Permit Required

Section(s): 5-368 Property Maintenance

**CORRECTIVE ACTIONS:**

1. February 18, 2015 Special Magistrate Ross found Charles Olive responsible for the violations and gave him 30 days to obtain a permit for work already being done including but not limited to the damage to roof, exterior walls, windows, doors, ceiling etc., paint the structure where fire damage has occurred. Failure to do so would result in a fine of \$250.00 per day being assessed.
2. March 24, 2015 an inspection was made, the property was not in compliance, the fines began.
3. October 27, 2015 the Order Assessing Fine and Imposing Lien was recorded.
4. August 12, 2019 received notice that there were Surplus Funds from a Tax Deed Sale.
5. November 4, 2019 received Surplus Funds in the amount of \$20,479.66. Staff notified the new owner of the lien and the surplus funds; however they could not be applied until the violations were in compliance.
6. November 21, 2019 after speaking with Code Officer Debevec he requested the fines to be stopped to show good faith that he was trying to resolve the violations. He has applied for new permits and has plans to remodel the property.
7. December 4, 2019 Special Magistrate stopped the fines for 90 days. After the 90 days the fines will be restarted unless the property comes into compliance.
8. March 2, 2020 received a request for an additional extension. Mr. White states the permit was pulled and approved. He is in the process of remodeling the property.

**RECOMMENDATION:**

The fines to date, November 21 are \$425,780.00  
To be determined.

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**Attachments**

Request  
Excess  
Lien  
Aff of Non Comp  
Order  
Tax Card  
Order  
Request

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**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 05/21/2020 03:17 PM

**Colleen Greer**

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**From:** Johnny White <white801@bellsouth.net>  
**Sent:** Wednesday, November 20, 2019 11:35 PM  
**To:** Colleen Greer  
**Subject:** SM CASE #14-2086

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Reference: SM CASE #14-2086  
Property Address: 1404 Edgewood Terrace  
Fort Pierce, Florida 34950

Johnny White  
3511 Northwest 209th Terrace  
Miami Gardens, Florida 33056

I am the new owner of the property listed above. I am requesting a hearing to have the fines stop.

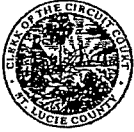
I am currently in the process of getting permits and remodeling the property.

I look forward to receiving a hearing date and the fines stop.

Respectfully,

Johnny White

*\$425,780.00*



St. Lucie County  
 Clerk of the Circuit Court  
 AP Account  
 201 South Indian River Drive  
 Fort Pierce, FL 34950

!0006217

Issue Date  
 11/04/19

Deposit Amount  
 \$\*\*\*\*20,479.66

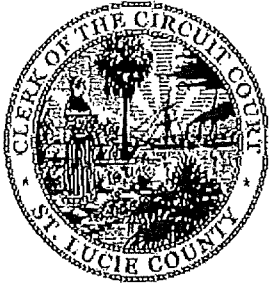
\*\*Twenty Thousand Four Hundred Seventy Nine & 66/100 Dollars\*\*\*\*\*  
 DEPOSIT TO THE ACCOUNT OF

City Of Ft Pierce  
 P O Box 1480  
 Fort Pierce FL 34954

**NOT A VALID CHECK  
 FOR CONFIRMATION OF DIRECT  
 DEPOSIT ONLY**  
 \_\_\_\_\_  
 AUTHORIZED SIGNATURE

Clerk of the Circuit Court - AP Account

INVOICE		DOC #	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
NUMBER	DATE					
TAX DEED 18-527	11/01/19	12022647	Lien	20,479.66	.00	20,479.66
				TOTAL GROSS	TOTAL DISCOUNT	TOTAL AMOUNT
				20,479.66	.00	20,479.66



JOSEPH E SMITH  
CLERK OF THE CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA  
TAX DEED/OFFICIAL RECORDS  
2300 VIRGINIA AVENUE, 2ND FLOOR  
FORT PIERCE, FLORIDA 34982  
(772) 462-6926  
MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

CITY OF FORT PIERCE  
ATTN: COLLEEN GREER  
PO BOX 1480  
FORT PIERCE, FL 34954-1480

### NOTICE

File # 18-527  
Certificate # 2015/1500  
Name in Which Assessed: CHARLES OLIVE (EST)

Pursuant to Chapter 197, Florida Statutes, the property located at 1404 EDGEWOOD TER, FORT PIERCE was sold at public auction on 5th DAY OF AUGUST 2019. After the costs of the sale, a surplus of \$20,883.87 remains. These funds will be held for up to one year from the date of the sale for the benefit of persons having an interest in this property as described in Section 197.502 (4), Florida Statutes as their interests may appear. For example, a senior mortgage or lien on the property will be satisfied before a junior mortgage or lien.

In order to be considered for distribution and possibly receive any of these funds, you must fill out, have notarized and submit the enclosed affidavit to this office, detailing the particulars of your claim and the amount currently due. This affidavit must be received within 90 days from the date of this notice. A copy of this notice must be attached to your statement of claim/affidavit. After reviewing the affidavit/claim, this office will notify you if you are entitled to any payment.

Dated this day of 12th DAY OF AUGUST 2019

JOSEPH E SMITH  
Clerk of the Circuit Court  
ST. LUCIE COUNTY, FL



*Margaret Rahal*

By: \_\_\_\_\_  
MARGARET RAHAL  
Deputy Clerk

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

Case #: 14-2086

RE: Violation of Section(s): 5-1.105.1, 5-368 (1)(4)

Violator: CHARLES OLIVE  
1013 N 13TH ST.  
FT PIERCE, FL 34950

Property Address: 1404 EDGEWOOD TERR  
Tax ID #: 2404-812-0030-000/8

Legal Description: EDGEWOOD PARK BLK B LOT 2 (OR 1077-2110)

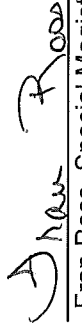
ORDER ASSESSING FINE AND IMPOSING LIEN

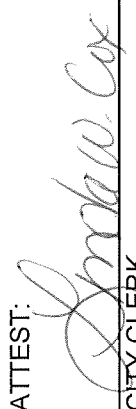
**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on February 18, 2015 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated February 18, 2015 was not complied with by the date set forth therein, and being otherwise 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 \$250.00 from March 24, 2015 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

**DONE AND ORDERED** this 26th day of October, 2015.

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

ATTEST:   
\_\_\_\_\_  
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 # 4125740 10/27/2015 at 01:36 PM  
OR BOOK 3802 PAGE 1108 - 1108 Doc Type: ORD  
RECORDING: \$10.00

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

Book: 3718

Page: 1922

Case No: 14-00002086

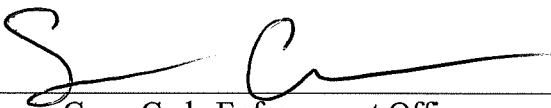
IN THE MATTER OF:

1404 EDGEWOOD TERR  
PROPERTY ADDRESS

CHARLES OLIVE  
1013 N 13TH ST.  
FT PIERCE, FL 34950

I, Shaun Coss, have personally examined the property described in the Special Magistrate's order dated February 20, 2015, in the above mentioned case, and find that said property is NOT in compliance with Section(s) 5-1.105.1, 5-368(1)(4) of the Code of the City of Fort Pierce, Florida, as of the 24TH day of MARCH, 2015.

*Start  
Fines*

  
Shaun Coss, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4055124 04/02/2015 at 10:13 AM  
OR BOOK 3731 PAGE 1198 - 1198 Doc Type: AFF  
RECORDING: \$10.00

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 25th day of March, 2015.

  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:



COLLEEN GREER  
MY COMMISSION # EE 216024  
EXPIRES: November 13, 2016  
Bonded Thru Budget Notary Services

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

SM CASE # 14-2086

RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-368 (1) (4) Property Maintenance

Violator: CHARLES OLIVE  
1013 N 13TH ST.  
FT PIERCE, FL 34950

Property Address: 1404 EDGEWOOD TERR Tax ID #: 2404-812-0030-000/8  
Legal Description: EDGEWOOD PARK BLK B LOT 2 (OR 1077-2110)


ORDER DETERMINING VIOLATION

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on February 18, 2015, 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 CHARLES OLIVE failed to obtain a permit for work being done, repair all fire damage that has occurred including but not limited to the damage to roof, exterior walls, windows, doors, ceiling etc., paint the structure where peeling of paint, fire damage and other deterioration has occurred in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.


**The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.**

**DONE AND ORDERED** this 20th day of February, 2015.

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

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

20th DAY OF February 2015.

  
\_\_\_\_\_  
Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4042129 02/23/2015 at 08:58 AM  
OR BOOK 3718 PAGE 1922 - 1922 Doc Type: ORD  
RECORDING: \$10.00

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

File Name: C0058595

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

**Property Identification**

Site Address: 1404 EDGEWOOD TER Use Type: 0100 Parcel ID: 2404-812-0030-000-8 Jurisdiction: Fort Pierce Account #: 17856 Map ID: 24/04G Sec/Town/Range: 04/35S/40E Zoning: Medium Den

**Ownership**

Platinum Homes Investment Group LLC  
3511 NW 209th TER  
Miami Gardens, FL 33056

**Legal Description**

EDGEWOOD PARK BLK B LOT 2

**Current Values**

Just/Market: \$28,700 Assessed: \$23,026  
Exemptions: \$0 Taxable: \$23,026

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$28,700	\$23,026	\$0	\$23,026
2018	\$26,200	\$20,933	\$0	\$20,933
2017	\$21,100	\$19,030	\$0	\$19,030

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-05-2019	4304 / 2524	0111	TD	Olive (EST) Charles	\$25,800
07-16-2014	3653 / 1441	0111	QC	Henry Rosa M	\$6,000
05-19-1997	1077 / 2110	XX01	QC	Cueto Leo	\$1,000

**Primary Building Information**

Finished Area of this building: 864 SF  
Gross Sketched Area: 1,314 SF

**Exterior Data**

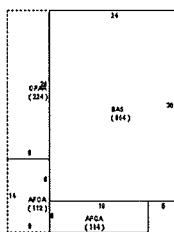
View: Roof Cover: Roll Comp Roof Structure: Gable Building Type: HD  
Year Built: 1960 Frame: Grade: D Effective Year: 1970  
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 3 A/C %: 0% Electric: MAXIMUM Primary Int Wall:  
Full Baths: 1 Heated %: 0% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: A TL/CON

**Total Areas**

Finished/Under Air (SF):	864
Gross Sketched Area (SF):	1,314
Land Size (acres):	0.12
Land Size (SF):	5,175
Total Building Count:	1



**Special Features and Yard Items**

Type Qty Units Year Blt

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

SM CASE # 14-2086

RE: Violation of Section(s): 5-1.105.1 Permit Required, 5-368 Property Maintenance

Violator: CHARLES OLIVE, 1013 N 13TH ST., FT PIERCE, FL 34950

Owner: PLATINUM HOMES INVESTMENT GROUP LLC  
% JOHNNY WHITE  
3511 NORTHWEST 209<sup>TH</sup> TERRACE  
MIAMI GARDENS, FL 33056

Property Address: 1404 EDGEWOOD TERR

Tax ID #: 2404-812-0030-000/8

Legal Description: EDGEWOOD PARK BLK B LOT 2 (OR 1077-2110)

**REQUEST TO STOP ACCRUAL OF FINES**

**THIS CAUSE** came before the Special Magistrate on December 4, 2019, upon the request of the Current Property Owner, Platinum Homes Investment Group LLC, pursuant to §162.09, Florida Statutes and Rule 16 of the Rules of Procedure of the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated February 18, 2015 in this cause regarding the above-described real property (the "real property") and whether the fines under said Order Determining Violation should be stopped to allow the owner to obtain the necessary permits and complete the repairs. The Special Magistrate, having heard and considered the evidence presented and arguments made, and being otherwise advised in the premises, finds that:

A. The real property is not in compliance with the requirements of said Order Determining Violation.

B. The amount of the fine accruing under said Order Determining Violation is established in the sum of \$429,030.00 (includes \$30.00 recording fees) and shall remain at this amount for 90 days as of this date. Accordingly, it is

**ORDERED** as follows:

1. The fine established under said Order Determining Violation is hereby ordered to stop accruing for 90 days. The amount of current fine is \$429,030.00 (includes \$30.00 recording fees).
2. If the Violator fails to bring the property into compliance within the extended 90 days from this date, the fine of \$250.00 per day will resume and continue to accrue until violations are corrected or additional time to correct is granted.
3. A Lien has been recorded in the public records of St. Lucie County, Florida and shall thereupon and thereafter have the effect provided by §162.09(3), Florida Statutes, including that it shall thereupon and thereafter remain in effect against the real property and upon any other real or personal property.
4. The Current Owner is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida at (772) 467-3720, when the above stated fine is paid.

**DONE AND ORDERED** this 5<sup>th</sup> day of December, 2019.

  
Claudette Pelletier, Esquire, Special Magistrate

**I CERTIFY** that a copy of the above Order was mailed to the Current Owner and to Tanya Earley, Esquire, Assistant City Attorney on this 5<sup>th</sup> day of December, 2019.

  
Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4649868 12/06/2019 02:59:43 PM  
OR BOOK 4355 PAGE 1238 - 1238 Doc Type: MS  
RECORDING: \$10.00

## Colleen Greer

---

**From:** Johnny White <white801@bellsouth.net>  
**Sent:** Sunday, March 01, 2020 11:44 PM  
**To:** Colleen Greer  
**Subject:** Request a hearing for an extension and meeting with the Masgistrate

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

**Reference:** SM CASE #14-2086  
**Property Address:** 1404 Edgewood Terrace  
Fort Pierce, Florida 34950

Johnny White  
3511 Northwest 209th Terrace  
Miami Gardens, Florida 33056

I am the new owner of the property listed above. I am requesting a hearing for an extension and a meeting with the Magistrate.

I am currently in the process of remodeling the property. The permits were pulled and approved.

I look forward to receiving a hearing date.

Respectfully,

Johnny White

**Special Magistrate Hearing**

**6. B.**

**Meeting Date:** 06/17/2020

**Re:** 19-3258 - 1111 Hemlock Circle

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

**Information**

**SUBJECT:**

19-3258 LC Appeal	1111 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	December 4, 2019	Type of Presentation:	LC/ Massey
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**OWNER:**

OWNER: Wingfield Dev Co. Gordon & Karen Nutt 4716 Joanna Garden Court Windermere, FL 34786	:
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**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. December 4, 2019 - Certified letter mailed and property posted advising property owner of the violations and the necessary corrective action to be done within 10 days..
2. December 19, 2019 - Received green card signed by Karen Nutt.
3. January 2, 2020 - Received 2nd green card signed by Karen Nutt.
4. March 26, 2020 - Failure to correct the violations by the property owner, the City's vendor, Mow 4 Less Lawn Care, brought the property into compliance.
5. April 8, 2020 - Invoice in the amount of \$275.00 plus \$100.00 administrative fee was mailed to Wingfield Dev. Co.
6. June 4, 2020 - Received appeal dated May 25, 2020 from Gordon Nutt.

**RECOMMENDATION:**

To be determined.

**Attachments**

appeal  
invoice

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 06/04/2020 11:01 AM

May 25, 2020

City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954-1480

Reference: 5 Invoice #s 37172 - 37176

RECEIVED

JUN 04 2020

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

RECEIVED

JUN 03 2020

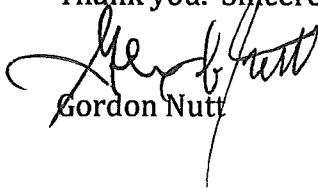
FINANCE DEPT.

Gentleman:

I did not have access to my mail within the deadline of 20 days from the date of the above captioned invoices (5) to advise of my disagreement as unreasonable the proposed fines associated with these properties totaling \$1,925. Historically, I have had Dunn Tractor Service of the City of Fort Pierce for many years now to maintain all of these properties at a cost of \$75 each occurrence. Unfortunately, I believe for health reasons, he became unavailable to me and I have not been able to find a suitable appropriate contractor. I live in Orlando, but will see to it that I find someone in Ft. Pierce to maintain these properties going forward. Each of these properties is contiguous to the others and even at double the cost or more I don't believe the proposed fines are at all reasonable and should be waived and instead substituted by a cost appropriate to a competitive contractor's bid to do this work. Perhaps, I would be given the name or names of contractors engaged by the City of Ft. Pierce in its enforcement of these Code Violations. That would be most helpful and appreciated to assist me in my efforts to henceforth maintain these properties without the nuisance of incurring these code violations.

I would suggest a vastly reduced fee (fine) appropriate for a single event contractors mowing of these contiguous lots, like \$300 (total) for all 5 lots. I see where St. Lucie County is offering until July 30, 2020, a 90% reduction of a lien on a property if brought into 100% compliance. I would most appreciate your understanding of the above circumstances and act favorably in the resolution of these invoices (fines).

Thank you. Sincerely,

  
Gordon Nutt

INVOICE

TO: WINGFIELD DEV CO  
4716 JOANNA GARDEN CT  
WINDERMERE, FL 34786-8837

INVOICE NO: 37176  
DATE: 4/24/20

CUSTOMER NO: 2949/4361

TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	275.00	275.00

DATE MOWED: 3/26/20  
 INSPECTED BY: M LEWIS  
 CASE #: 19-3258  
 PROPERTY ADDRESS: 1111 HEMLOCK CIR  
 PARCEL TAX ID: 2417-515-0008-000/3  
 \*\*\* \*\*

"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: \$375.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 4/24/20 DUE DATE: 4/24/20 NAME: WINGFIELD DEV CO  
 CUSTOMER NO: 2949/4361 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FORT PIERCE  
 P O BOX 1480  
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 37176  
 TERMS: NET 0 DAYS AMOUNT: \$375.00

**Special Magistrate Hearing**

**6. C.**

**Meeting Date:** 06/17/2020

**Re:** Case #19-3256 - 1117 Hemlock Circle

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

**Information**

**SUBJECT:**

19-3256 LC Appeal	1117 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	December 4, 2019	Type of Presentation:	LC / Massey
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**OWNER:**

OWNER: Wingfield Dev. Co. Gordon & Karen Nutt 4716 Joanna Garden Court Windermere, FL 34786	TENANT :
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**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Landscape Maintenance.

**CORRECTIVE ACTIONS:**

1. December 4, 2019 - Certified letter mailed and property posted advising property owner of the violations and the necessary corrective action to be done within 10 days..
2. December 30, 2019 - Received green card signed by Karen Nutt.
3. January 2, 2020 - Received 2nd green card signed by Karen Nutt.
4. March 26, 2020 - Failure to correct the violations by the property owner, the City's vendor, Mow 4 Less Lawn Care, brought the property into compliance.
5. April 8, 2020 - Invoice in the amount of \$350.00 plus \$100.00 administrative fee was mailed to Wingfield Dev. Co.
6. June 4, 2020 - Received appeal dated May 25, 2020 from Gordon Nutt.

**RECOMMENDATION:**

To be determined.

**Attachments**

appeal  
invoice

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 06/04/2020 11:24 AM

May 25, 2020

City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954-1480

Reference: 5 Invoice #s 37172 - 37176

RECEIVED

JUN 04 2020

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

RECEIVED

JUN 03 2020

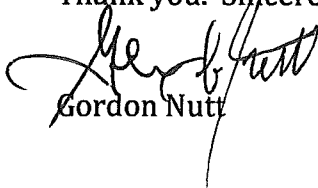
FINANCE DEPT.

Gentleman:

I did not have access to my mail within the deadline of 20 days from the date of the above captioned invoices (5) to advise of my disagreement as unreasonable the proposed fines associated with these properties totaling \$1,925. Historically, I have had Dunn Tractor Service of the City of Fort Pierce for many years now to maintain all of these properties at a cost of \$75 each occurrence. Unfortunately, I believe for health reasons, he became unavailable to me and I have not been able to find a suitable appropriate contractor. I live in Orlando, but will see to it that I find someone in Ft. Pierce to maintain these properties going forward. Each of these properties is contiguous to the others and even at double the cost or more I don't believe the proposed fines are at all reasonable and should be waived and instead substituted by a cost appropriate to a competitive contractor's bid to do this work. Perhaps, I would be given the name or names of contractors engaged by the City of Ft. Pierce in its enforcement of these Code Violations. That would be most helpful and appreciated to assist me in my efforts to henceforth maintain these properties without the nuisance of incurring these code violations.

I would suggest a vastly reduced fee (fine) appropriate for a single event contractors mowing of these contiguous lots, like \$300 (total) for all 5 lots. I see where St. Lucie County is offering until July 30, 2020, a 90% reduction of a lien on a property if brought into 100% compliance. I would most appreciate your understanding of the above circumstances and act favorably in the resolution of these invoices (fines).

Thank you. Sincerely,

  
Gordon Nutt

INVOICE

TO: WINGFIELD DEV CO  
 4716 JOANNA GARDEN CT  
 WINDERMERE, FL 34786-8837

INVOICE NO: 37175  
 DATE: 4/24/20

CUSTOMER NO: 2948/4362 TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	350.00	350.00

DATE MOWED: 3/26/20  
 INSPECTED BY: M LEWIS  
 CASE #: 19-3256  
 PROPERTY ADDRESS: 1117 HEMLOCK CIR  
 PARCEL TAX ID: 2417-515-0011-000/7  
 \*\*\* \*\*  
 "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: \$450.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 4/24/20 DUE DATE: 4/24/20 NAME: WINGFIELD DEV CO  
 CUSTOMER NO: 2948/4362 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FORT PIERCE  
 P O BOX 1480  
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 37175 AMOUNT: \$450.00  
 TERMS: NET 0 DAYS

**Special Magistrate Hearing**

**6. D.**

**Meeting Date:** 06/17/2020

**Re:** Case #19-3257 - 1115 Hemlock Circle

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

**Information**

**SUBJECT:**

19-3257 LC Appeal	1115 Hemlock Circle	Nutt, Gordon	Peggy Arriz Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	December 4, 2019	Type of Presentation:	LC / Massey
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**OWNER:**

OWNER: Wingfield Dev Co. Gordon & Karen Nutt 4716 Joanna Garden Court Windermere, FL 34786	
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**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. December 4, 2019 - Certified letter mailed and property posted advising property owner of the violations and the necessary corrective action to be done within 10 days..
2. December 19, 2019 - Received green card signed by Karen Nutt.
3. January 2, 2020 - Received 2nd green card signed by Karen Nutt.
4. March 26, 2020 - Failure to correct the violations by the property owner, the City's vendor, Mow 4 Less Lawn Care, brought the property into compliance.
5. April 8, 2020 - Invoice in the amount of \$250.00 plus \$100.00 administrative fee was mailed to Wingfield Dev. Co.
6. June 4, 2020 - Received appeal dated May 25, 2020 from Gordon Nutt.

**RECOMMENDATION:**

To be determined.

**Attachments**

appeal  
invoice

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 06/04/2020 11:32 AM

May 25, 2020

City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954-1480

Reference: 5 Invoice #s 37172 - 37176

RECEIVED

JUN 04 2020

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

RECEIVED

JUN 03 2020

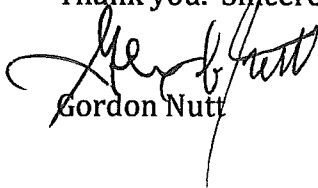
FINANCE DEPT.

Gentleman:

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I would suggest a vastly reduced fee (fine) appropriate for a single event contractors mowing of these contiguous lots, like \$300 (total) for all 5 lots. I see where St. Lucie County is offering until July 30, 2020, a 90% reduction of a lien on a property if brought into 100% compliance. I would most appreciate your understanding of the above circumstances and act favorably in the resolution of these invoices (fines).

Thank you. Sincerely,

  
Gordon Nutt

INVOICE

TO: WINGFIELD DEV CO  
4716 JOANNA GARDEN CT  
WINDERMERE, FL 34786-8837

INVOICE NO: 37174  
DATE: 4/24/20

CUSTOMER NO: 2947/4363

TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	250.00	250.00

DATE MOWED: 3/26/20  
 INSPECTED BY: M LEWIS  
 CASE #: 19-3257  
 PROPERTY ADDRESS: 1115 HEMLOCK CIR  
 PARCEL TAX ID: 2417-515-0010-000/0  
 \*\*\* \*\*

"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: \$350.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 4/24/20 DUE DATE: 4/24/20 NAME: WINGFIELD DEV CO  
 CUSTOMER NO: 2947/4363 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FORT PIERCE  
 P O BOX 1480  
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 37174 AMOUNT: \$350.00  
 TERMS: NET 0 DAYS

**Special Magistrate Hearing**

**6. E.**

**Meeting Date:** 06/17/2020

**Re:** Case #19-3260 - 1113 Hemlock Circle

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

**Information**

**SUBJECT:**

19-3260 LC Appeal	1113 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	December 4, 2019	Type of Presentation:	LC / Massey
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**OWNER:**

OWNER: Wingfield Dev Co. Gordon & Karen Nutt 4716 Joanna Garden Court Windermere, FL 34786	
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**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. December 4, 2019 - Certified letter mailed and property posted advising property owner of the violations and the necessary corrective action to be done within 10 days..
2. December 19, 2019 - Received green card signed by Karen Nutt.
3. January 2, 2020 - Received 2nd green card signed by Karen Nutt.
4. March 26, 2020 - Failure to correct the violations by the property owner, the City's vendor, Mow 4 Less Lawn Care, brought the property into compliance.
5. April 8, 2020 - Invoice in the amount of \$275.00 plus \$100.00 administrative fee was mailed to Wingfield Dev. Co.
6. June 4, 2020 - Received appeal dated May 25, 2020 from Gordon Nutt.

**RECOMMENDATION:**

To be determined.

**Attachments**

appeal  
invoice

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 06/04/2020 11:38 AM

May 25, 2020

City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954-1480

Reference: 5 Invoice #s 37172 - 37176

RECEIVED

JUN 04 2020

CITY OF FORT PIERCE  
COMMUNITY RESPONSE  
Code Enforcement &  
Animal Control

RECEIVED

JUN 03 2020

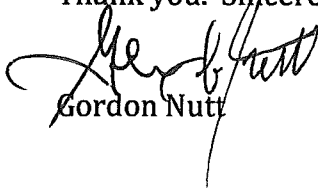
FINANCE DEPT.

Gentleman:

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Thank you. Sincerely,

  
Gordon Nutt

INVOICE

TO: WINGFIELD DEV CO  
 4716 JOANNA GARDEN CT  
 WINDERMERE, FL 34786-8837

INVOICE NO: 37173  
 DATE: 4/24/20

CUSTOMER NO: 2946/4360 TYPE: LL - 001 0000 115 02 00 LC

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	LOT CLEARING ADMIN FEE	100.00	100.00
1.00	LC	275.00	275.00

DATE MOWED: 3/26/20  
 INSPECTED BY: M LEWIS  
 CASE #: 19-3260  
 PROPERTY ADDRESS: 1113 HEMLOCK CIR  
 PARCEL TAX ID: 2417-515-0009-000/0  
 \*\*\* \*\*  
 "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: \$375.00

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 4/24/20 DUE DATE: 4/24/20 NAME: WINGFIELD DEV CO  
 CUSTOMER NO: 2946/4360 TYPE: LL - 001 0000 115 02 00 LC

REMIT AND MAKE CHECK PAYABLE TO:  
 CITY OF FORT PIERCE  
 P O BOX 1480  
 FORT PIERCE FL 34954-1480 (772) 467-3000

INVOICE NO: 37173 AMOUNT: \$375.00  
 TERMS: NET 0 DAYS

**Special Magistrate Hearing****6. F.****Meeting Date:** 06/17/2020**Re:** Case #19-3261 - 1109 Hemlock Circle**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

19-3261 LC Appeal	1109 Hemlock Circle	Nutt, Gordon	Peggy Arraiz Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	December 4, 2019	Type of Presentation:	LC / Massey
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**OWNER:**

OWNER: Wingfield Dev Co. Gordon & Karen Nutt 4716 Joanna Garden Court Windermere, FL 34786	
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**VIOLATIONS:**

Section(s): 16-46, 16-47, 16-48 (1) (7) (9) (10) (18) Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. December 4, 2019 - Certified letter mailed and property posted advising property owner of the violations and the necessary corrective action to be done within 10 days..
2. December 19, 2019 - Received green card signed by Karen Nutt.
3. January 2, 2020 - Received 2nd green card signed by Karen Nutt.
4. March 26, 2020 - Failure to correct the violations by the property owner, the City's vendor, Mow 4 Less Lawn Care, brought the property into compliance.
5. April 8, 2020 - Invoice in the amount of \$275.00 plus \$100.00 administrative fee was mailed to Wingfield Dev. Co.
6. June 4, 2020 - Received appeal dated May 25, 2020 from Gordon Nutt.

**RECOMMENDATION:**

To be determined.

**Form Review**Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 06/04/2020 11:42 AM

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**Information**

**SUBJECT:**

19-2390 CE Recall - Massey	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	August 22, 2019	Type of Presentation:	RECALL - Massey
2/5/2020 - request to SM Ross to stop fines from accruing. Request was denied. Ordered to come back in 90 days to see if owner was able to obtain financial assistance, obtain a contractor, obtain a permit and make progress on the roof repair.			

**OWNER:**

OWNER: Michelot Toussaint Veronique Phanor 1710 Sunrise Blvd Fort Pierce, FL 34950	TENANT:
--	---------

**VIOLATIONS:**

IPMC 304.7 - Roofs and Drainage

**FINDINGS/ORDER:**

1. December 4, 2019 - Michelot Toussaint failed to appear for the hearing. Special Magistrate Pelletier found Michelot Toussaint responsible for the violation and provided 10 days to obtain a permit for the roof and comply with all permit conditions. Failure to do so would result in a fine of \$150.00 per day being assessed until the violation is corrected.

**ACTION DATES:**

1. December 19, 2019 - An inspection was made, the property was not in compliance and the fines began.
2. January 3, 2020 - Mr. Toussaint submitted a request to stop the accrual of fines (property still in violation).
3. February 5, 2020 - Special Magistrate Ross denied the request to stop the fines and continued the matter for 90 days to allow Mr. Toussaint time to contact organizations that provide financial assistance. obtain a contractor and permit and make progress on the repair of the roof.
4. June 1, 2020 - An inspection was made and the property is still in violation. No permits or permit applications.

5. June 17, 2020 - Fines as of today are \$27,150.00.

**RECOMMENDATION:**

Staff recommends that, due to the current Covid-19 / Coronavirus crisis, an additional 90 days be granted to the owner. Failure to comply within that time will result in a lien being filed.

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**Attachments**

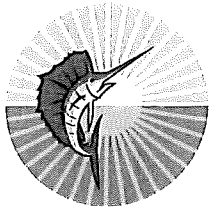
Ext  
Aff of Non Comp  
Order

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**Form Review**

Form Started By: Peggy Arraiz  
Final Approval Date: 06/11/2020

Started On: 05/28/2020 01:47 PM



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

February 5, 2020

MICHELOT TOUSSAINT  
1710 SUNRISE BLVD  
FT PIERCE, FL 34950

Property address: 1710 SUNRISE BLVD  
Tax ID #: 2415-704-0006-000/3  
Legal description: FORT PIERCE ESTATES BLK 2 LOT 2-LESS RD- (OR 1668-2552)

Re: Case # 19-2390

Code section(s) in violation: 304.7 Roofs and drainage

Dear property owner(s):

On February 5, 2020 Special Magistrate Ross denied your request to stop fines from accruing on and continued the case for 90 days allowing you time to contact organizations for financial assistance, obtaining a contractor and a permit, and making progress on the repair of the roof.

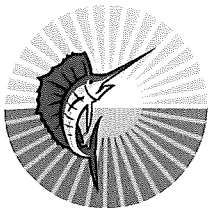
This case is being rescheduled for May 6, 2020.

The hearing will be held at City Hall; 100 North US HWY 1, in the Commission Chambers on the 1<sup>st</sup> floor and begins at 9:00 A.M.

Please keep in touch with Code Enforcement Officer Isaac Saucedo at 772-467-3143 with your attempts to bring this property into compliance.

Sincerely,

Colleen Greer  
Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

AFFIDAVIT OF NON-COMPLIANCE

RE: 1710 SUNRISE BLVD  
00002390

CASE NO: 19-

IN THE MATTER OF: MICHELOT TOUSSAINT  
1710 SUNRISE BLVD  
FT PIERCE, FL 34950

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

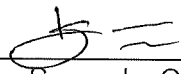
That I have personally examined the property described in the Special Magistrate's order dated December 04, 2019, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 3034.7 Roofs and Drainage of the Code of the City of Fort Pierce, Florida, as of this date: 12/19/2019.

In accordance with the Order of Violation recorded in Book 4355 Page 1256, fines in the amount of \$150 shall commence on this date.

*Start fines*

FURTHER AFFIANT SAYETH NOT.

DATED this 19<sup>th</sup> day of Dec, 2019.

  
Isaac Saucedo, Code Enforcement Officer

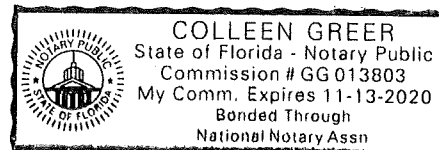
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4655822 12/23/2019 11:38:39 AM  
OR BOOK 4362 PAGE 814 - 814 Doc Type: AFF  
RECORDING: \$10.00

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this 20<sup>th</sup> day of December, 2019.

  
NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





**CASE #: 19-2390**

Violator: MICHELOT TOUSSAINT  
 1710 SUNRISE BLVD  
 FT PIERCE, FL 34950

Property Address: 1710 SUNRISE BLVD  
 Tax ID #: 2415-704-0006-000/3  
 Legal Description: FORT PIERCE ESTATES BLK 2 LOT 2-LESS RD- (OR 1668-2552)

RE: Violation of Section(s): IPMC 3034.7 Roofs and Drainage

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 04, 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 MICHELOT TOUSSAINT 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:

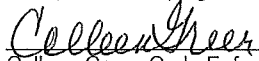
1. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
  - a. Obtain proper permits and repair roof where deterioration has occurred. If you have any questions contact the Building Department at (772) 467-3000.
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 \$150.00.
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 5th day of December, 2019.

  
 Claudette Pelletier, Esq., Special Magistrate

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

5th DAY OF December 2019.

  
 Colleen Greer, Code Enforcement Clerk

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4649886 12/06/2019 02:59:43 PM  
 OR BOOK 4355 PAGE 1256 - 1256 Doc Type: ORD  
 RECORDING: \$10.00

**Special Magistrate Hearing**

**7. A.**

**Meeting Date:** 06/17/2020

**Re:** Case #18-2590 - 529 N 11th Street

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

**Information**

**SUBJECT:**

18-2590 Lien Reduction	529 N 11th Street	Wahaj, Qamar (Tony)	Margaret Arraiz
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**CASE INFORMATION:**

Case Initiated:	October 17, 2019	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>PREVIOUS OWNER:</b> Donnie Parker 529 N 11th Street Ft. Pierce, FL 34950	<b>CURRENT OWNER:</b> Qamar U (Tony) Wahaj 233 SW Whitmore Drive Port St. Lucie, FL 34984
--	--

**VIOLATIONS:**

IPMC 304.1: Exterior Structure - General

IPMC 304.2: Protective Treatment

Section(s): 16-46, 16-47, 16-48 (11) Outside Storage - Indoor Furniture

Section(s): 5-370 Exterior Property and Landscaping

Section(s): 5-1.104.5 Unsafe Building - Covered Windows

**CORRECTIVE ACTIONS:**

- December 12, 2018 the Special Magistrate Ross found Donnie A Parker 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.
- December 27, 2019 an inspection was made, the property was not in compliance, the fines began.
- February 28, 2019 learned Donnie Parker was deceased, his sister LaVerne Thomas requested a Massey hearing to have the fines stopped from accruing to give her time to comply the violations.
- March 20, 2019 Special Magistrate Ross ordered the fines to stop accruing for 90 days.
- November 19, 2019 an inspection was made, the property was still not in compliance, fines continued to accrue and a lien was recorded with the St. Lucie County Clerk of Court.
- February 19, 2020 an inspection was made, the property was now in compliance, the fines stopped.
- February 26, 2020 Staff learned of new owner and sent information to him about the violations, accrued fines and recorded lien.
- June 2, 2020 after several rescheduled dates due to the Covid 19 virus, received new

reduction request from Mr. Wahaj.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Request

Lien

7 Criteria

Aff of CM

Aff of Non Comp

Order

Tax Card

Admin Costs

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**Form Review**

Form Started By: Colleen Greer

Final Approval Date: 06/11/2020

Started On: 06/11/2020 08:58 AM



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

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

Date:	2 june 2020....revised & corrected application...		
Property address:	529 North 11th street, fort pierce, FL.34950		
Owner(s) of record:	Qamar U Wahaj		
Mailing address:	233 s.w. Whitmore drive, Port st.luice, FL. 34984		
Property tax ID #:	2409-501-0118-0009		
Original purchase date:	28 october 2019	Original purchase price:	55,100.00
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	QAMAR WAHAJ	Relationship to owner(s)	owner
Telephone #:	772-971-3354	Mobile phone #:	772-971-3354
E-mail:	Qamerwahaj@yahoo.com	Preferred contact method:	phone or email
What are owner(s) intentions for property:	to rent		
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$ 15,790 as of 27feb2020

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 14,000.00

DOLLAR AMOUNT I AGREE TO PAY \$ 1790.00

*Qamar Wahaj* 2 june 2020  
 Signature of Owner or Representative Date

Qamar Wahaj  
 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: 529 north 11th street, fort pierce, florida 34950

Property Owner: Qamar Wahaj

Mailing Address: 233 s.w. whitmore drive, port st.lucie, Fl. 34984

Telephone #: 772-971-3354 Cell Phone #: \_\_\_\_\_

E-Mail Address: Qamerwahaj@yahoo.com

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

I, Qamar Wahaj, 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:

As you can see from Old and Recent Pictures that I have spent a lots of money and and Lots of hours of my labor to bring this unit Looking like what it is today.

Put brand new Roof almost \$9000 and cutting down lots of trees and spent quiet a amount of Dollars on landscaping and maintaining it also.

I have also painted the exterior of the Unit. What i have done is something that the city of fort pierce should be proud of, From grass growing 2 feet high and filth and garbage all over to a clean cut Decent place.

As you can see that i worked personally with Chad (code inspector) and took care of issues promptly and listened to what he wanted me to fix and I have complied with it long time ago.

Date: 2 June 2020

Signed: Qamar D. Wahaj

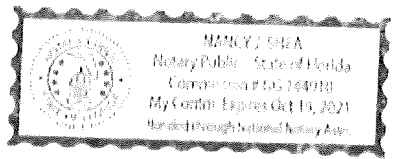
Print Name: Qamar Wahaj

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Qamar Wahaj 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 DL as identification.

SWORN TO AND SUBSCRIBED before me this 2 day of June, 2020



Nancy J Shea  
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 529 north 11th street, fort pierce, florida 34950

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

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

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

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

Gamar Wahaj  
Signature of Owner or Representative

Date

gamar wahaj  
Printed Name

COFP - APPLICATION PROCESS DETERMINATION

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

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

City Representative

Date

Printed Name



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

Case # 18-2590

Property Address: 529 N 11<sup>th</sup> Street  
 Tax ID #: 2409-501-01 18-000/9  
 Legal Description: LINCOLN PARK NO 2 BLK 4 LOTS 21 AND 22 (OR 377-2311)

Violator: **DONNIE A PARKER**  
 529 N 11TH ST  
 FT PIERCE, FL 34950

Violation of Section(s): IPMC 304.1 Exterior Structure – General, Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage, Section 16-46, 16-47, 16-48 (11) – Outside Storage – Indoor Furniture, Section 5-370 – Exterior Property and Landscaping, IPMC 304.2 – Protective Treatment, Section 5-1.104.5 – Unsafe Building (Covered Windows)

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on December 12, 2018 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated December 12, 2018 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

**ORDERED AND ADJUDGED** that the violator shall pay a daily fine as provided in such order in the sum of **\$50.00** from December 27, 2018 and a like sum thereafter for each day the violation continues. This Order may be recorded in the public records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

**DONE AND ORDERED** this 18<sup>th</sup> day of November, 2019.

ATTEST,

*Michelle Cox*  
 CITY CLERK

DATED: 11/18/19

*Fran Ross*  
 Fran Ross, Esq., Special Magistrate

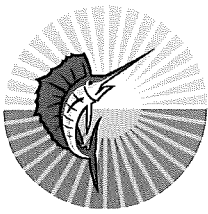
Mail to:  
 City of Fort Pierce  
 Code Enforcement Division  
 P.O. Box 1480  
 Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4643297 11/19/2019 10:52:05 AM  
 OR BOOK 4347 PAGE 2712 - 2712 Doc Type: ORD  
 RECORDING: \$10.00

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE  
SM June 17, 2020**

**Case No: 18-2590    Violator/Owner: Qamar Wahaj    Address: 529 N 11<sup>th</sup> Street**

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Property has new owner. He brought the property into compliance.
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:	He complied with all violations by correcting them.
3.) The length of time necessary to bring the property into compliance:	Approximately 2 years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	0
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2 – complied
6.) Whether or to what extent there are extenuating factors preventing timely Compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.	N/A



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

AFFIDAVIT OF COMPLIANCE

RE: 529 N 11TH ST  
 CASE NO: 18-00002590

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4681524 03/02/2020 02:56:28 PM  
 OR BOOK 4390 PAGE 137 - 137 Doc Type: AFF  
 RECORDING: \$10.00

IN THE MATTER OF: QAMAR U WAHAJ  
 233 SW WHITMORE DR  
 PORT ST LUCIE, FL 34984

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 12, 2018, as of this date: February 19, 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 4347 Page 2712 . **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.

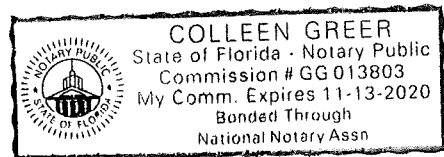
DATED this 19 day of February, 2020 .

\_\_\_\_\_  
 Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 27th day of February, 2020 .

Colleen Greer  
 NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 529 N 11TH ST

CASE NO: 18-00002590

IN THE MATTER OF: DONNIE A PARKER  
 529 N 11TH ST  
 FT PIERCE, FL 34950

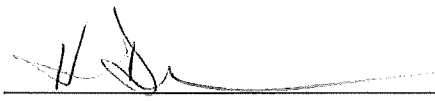
BEFORE ME, the undersigned authority, personally appeared Heather Debevec, Code Enforcement Officer for the City of Fort Pierce, Florida, who after being duly sworn deposes and says:

That I have personally examined the property described in the Special Magistrate's order dated December 12, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 304.1 Exterior Structure – General, Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage, Section 16-46, 16-47, 16-48 (11) – Outside Storage – Indoor Furniture, Section 5-370 – Exterior Property and Landscaping, IPMC 304.2 – Protective Treatment, Section 5-1.104.5 – Unsafe Building (Covered Windows) of the Code of the City of Fort Pierce, Florida, as of this date: December 27, 2018.

In accordance with the Order of Violation recorded in Book 4213 Page 1647, fines in the amount of \$50.00 per day shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 27 day of December, 2018.

  
 Heather Debevec, Code Enforcement Officer

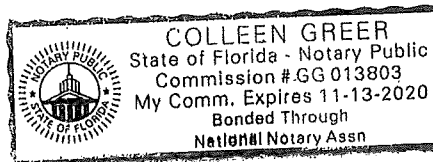
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

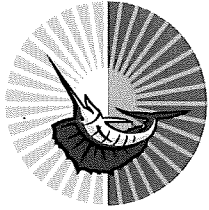
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4515884 01/02/2019 02:40:08 PM  
 OR BOOK 4218 PAGE 1602 - 1602 Doc Type: AFF  
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
 this 28th day of December, 2018.

  
 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4511539 12/14/2018 01:43:31 PM  
OR BOOK 4213 PAGE 1647 - 1647 Doc Type: AFF  
RECORDING: \$10.00

**CASE #: 18-2590**

Property Address: 529 N 11TH ST  
Tax ID #: 2409-501-0118-000/9  
Legal Description: LINCOLN PARK NO 2 BLK 4 LOTS 21 AND 22 (OR 377-2311)

Violator: DONNIE A PARKER  
529 N 11TH ST  
FT PIERCE, FL 34950

RE: Violation of Section(s): IPMC 304.1 Exterior Structure – General, Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage, Section 16-46, 16-47, 16-48 (11) – Outside Storage – Indoor Furniture, Section 5-370 – Exterior Property and Landscaping, IPMC 304.2 – Protective Treatment, Section 5-1.104.5 – Unsafe Building (Covered Windows)

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 12, 2018, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that DONNIE A PARKER failed to repair or replace the trim on the southside where it is rotting, remove the metal post from the front yard and the plastic dome from the west side yard, remove the cabinets from the front porch, trim the palm in the front yard and west side of the home, pressure wash the driveway and front wall of the porch, and remove the shutters from the windows in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:


1. 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. 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.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property. If this Order is not complied with timely, then there shall be issued an Order pursuant to Section 162.09, Fla. Stat., and Rule 16, Rules of Procedure of the Code Enforcement Board of the City of Fort Pierce, Florida, imposing lien in the manner provided for by law.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3720, when the violation is corrected.
5. The violator has 30 days in which to file an appeal of the Special Magistrate's decision to the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 14th day of December, 2018, Nunc Pro Tunc December 12, 2018.**

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

14th DAY OF December 2018.

  
Colleen Greer, Code Enforcement Clerk

  
Fran Ross, Esq., Special Magistrate

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

**Property Identification**

Site Address: 529 N 11th ST Parcel ID: 2409-501-0118- Account #: 21132 Sec/Town/Range:  
 000-9 09/35S/40E  
 Map ID: 24/09N Zoning: Medium Den Use Type: 0100 Jurisdiction: Fort Pierce

**Ownership**

Qamar U Wahaj  
 233 SW Whitmore DR  
 Port St Lucie, FL 34984

**Legal Description**

LINCOLN PARK NO 2 BLK 4 LOTS 21 AND 22

**Current Values**

Just/Market: \$68,900 Assessed: \$62,799  
 Exemptions: \$0 Taxable: \$62,799

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$68,900	\$62,799	\$0	\$62,799
2018	\$65,400	\$57,090	\$0	\$57,090
2017	\$51,900	\$51,900	\$0	\$51,900

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-28-2019	4338 / 1315	0118	CT	Parker (EST) Donnie A	\$55,100
01-01-1900	0377 / 2311				\$0

**Primary Building Information**

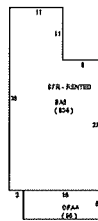
Finished Area of this building: 634 SF  
 Gross Sketched Area: 730 SF

**Exterior Data**

View: Roof Cover: Roll Comp Roof Structure: Flat/Shed Building Type: HD+  
 Year Built: 1951 Frame: Grade: D+ Effective Year: 1951  
 Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 2 A/C %: 0% Electric: AVERAGE Primary Int Wall:  
 Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0  
 Half Baths: 1 Sprinkled %: N/A% Heat Fuel: Primary Floors: Terrazo



**Total Areas**

Finished/Under Air (SF):	2,074
Gross Sketched Area (SF):	2,626
Land Size (acres):	0.23
Land Size (SF):	10,152
Total Building Count:	2

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	70	1951
CHAINLINK 4'	1	120	1951
Driv-Concret	1	700	1951

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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# Administrative Cost Estimator

6/11/2020

Property Address: 529 N 11th Street (18-2590)

Date case originated: 10/17/2018

Date case complied: 2/19/2020

Total time: 16 months

## Number of Hearings

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

## 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>12</u>	\$6.00
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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>16</u>	\$800.00
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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>3</u>	\$450.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

**Total Estimated Cost: \$1,915.94**

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**Information**

**SUBJECT:**

10-1419 Lien Red.(FF)	105 N 21st Street	Candeleria (Diaz), Michelle	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	October 7, 2010	Type of Presentation:	Lien Reduction (FF)
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**OWNER:**

<b>OWNER: PREVIOUS ADDRESS</b> Michelle Diaz 711 Holly Drive PerthAmboy, NJ 08861	<b>OWNER: CURRENT ADDRESS'</b> Michelle Diaz Candeleria 34 Maier Street Belleville, NJ 07109
--	---

**VIOLATIONS:**

Section(s): 22-187 (13) - Landscape Maintenance

**FINDINGS/ORDER:**

January 5, 2011 - Special Magistrate Blandino found Michelle Diaz responsible for the violation(s) and gave her 15 days to correct the violation(s) or a fine of \$100.00 per day would be assessed.

**ACTION DATES:**

1. January 24, 2011 - an inspection was made, the property was not in compliance, the fines began.
2. March 29, 2011 - the Order Assessing Fine and Imposing Lien was recorded.
3. October 12, 2012 - an inspection was made, the property was now in compliance, the fines stopped.
4. May 26, 2020 - received Request for a Reduction or Rescindment from Richard Diaz who is representing Michelle Diaz.
5. The total fines is \$62,730.00 (includes \$30.00 recording fees.)
6. Per option 2 of the Rules of Procedure Sec. 17(c) is requesting the lien be reduced to \$3,000.00.

**RECOMMENDATION:**

Staff has agreed to the request to reduce the lien under the Fast Forward guidelines as adopted by the City Commission to \$3,000.00 payable in 60 days.

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**Attachments**

7 Criteria  
Request  
Lien  
Aff of CM  
Aff of Non Comp  
Order  
tax card

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### **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 06/11/2020

Started On: 05/26/2020 03:44 PM

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE  
SM JUNE 17, 2020**

**Case No: 10-1419    Violator: Michelle Diaz Candelaria    Address: 105 N 21<sup>st</sup> Street**

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Grass was cut
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	10 plus years
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	13 Total. 2 in compliance, 1 destroyed, 9 involuntary and 1 with fines and lien.
6.) Whether or to what extent there are extenuating factors preventing timely Compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.	N/A



THE SUNRISE CITY

**FORT PIERCE**

CODE ENFORCEMENT

Florida

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

Date:	05/21/20			
Property address:	105 N 21 St Fort Pierce FL 34950			
Owner(s) of record:	Michelle Condeleria			
Mailing address:	34 Maier St Belleville, NJ 07109			
Property tax ID #:	2409-605-0043-000/1			
Original purchase date:		Original purchase price:		
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Michelle Condeleria		Relationship to owner(s):	
Telephone #:	727-278-7187		Mobile phone #:	727-278-7187
E-mail:	richdiaz12816@yahoo		Preferred contact method:	Phone
What are owner(s) intentions for property:	Trying to sell it			
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)	
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price?	8,500.00
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	8,500.00

AMOUNT OF FINE / LIEN

\$ 62,730.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 59,730.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000.00

Michelle Condeleria  
Signature of Owner or Representative

5/21/2020  
Date

Michelle Condeleria  
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:

105 W 21st Fort Pierce, FL 34950

Property Owner:

Michelle Candelaria

Mailing Address:

34 Maier St Belleville NJ 07109

Telephone #:

727-278-7187

Cell Phone #:

727-278-7187

E-Mail Address:

richdiaz1281@yahoo.com

Is the property in compliance? Yes

If no, please explain in the narrative of your request.

I, Michelle Candalaria, 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:

Trying to sell the property

Date: 05/21/2020

Signed: Michelle Candalaria

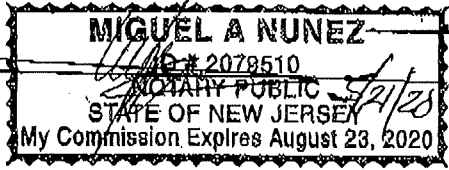
Print Name: Michelle Candalaria

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Michelle Candalaria 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 Driver License as identification.

SWORN TO AND SUBSCRIBED before me this 21st day of May, 2020.



[Signature]  
Notary Public, State of Florida  
N.J.

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 105 N. 21st Fort Pierce, FL 34950

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

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

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

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

Michelle Candalaria  
Signature of Owner or Representative

5/21/2020  
Date

Michelle Candalaria  
Printed Name

-----  
CCEB APPLICATION PROCESS DETERMINATION

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

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

\_\_\_\_\_  
City Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

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

Case #: 10-1419

RE: Violation of Section(s): 22-187 (13) Landscape Maintenance

Violator: MICHELLE DIAZ  
711 HOLLY DR  
PERTH AMBOY, NJ 08861

Property Address: 105 N 21 ST  
Tax ID #: 2409-605-0043-000/1

Legal Description: FLORIANA PARK BLK 8 LOTS 1 AND 2 AND 10 FT VAC ALLEY ADJ ON W AND N  
7.5FT OF VAC ALLEY ADJ ON S <ORDN J-206 OR 1036-1522> (OR 1836-386)

ORDER ASSESSING FINE AND IMPOSING LIEN

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on January 05, 2011 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated January 05, 2011 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 \$100.00 from January 24, 2011 and a like sum thereafter for each day the violation continues. A certified copy of this Order may be recorded in the Public Records of St. Lucie County and shall thereafter pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any other real or personal property owned by the violator.

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

**DONE AND ORDERED** this 28<sup>th</sup> day of March, 2011.

ATTEST:

  
CITY CLERK

  
Frank Blandino, Esq., Special Magistrate

DATED: 3-29-11

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

STATE OF FLORIDA  
ST. LUCIE COUNTY  
CITY OF FORT PIERCE

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

  
CITY CLERK

DATE 3-29-11

File Name: C0038873

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3575705 03/29/2011 at 09:50 AM  
OR BOOK 3280 PAGE 308 - 308 Doc Type: LIEN  
RECORDING: \$10.00

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

Book: 3280

Page: 308

Case No: 10-00001419

IN THE MATTER OF:

105 N 21ST ST  
PROPERTY ADDRESS

MICHELLE DIAZ  
711 HOLLY DR  
PERTH AMBOY, NJ 08861

STOP FINES

I, Janey Singer, have personally examined the property described in the Special Magistrate's order dated January 05, 2011, in the above mentioned case, and find that said property is NOW in compliance with Section(s) **22-187 (13) Landscape Maintenance** of the Code of the City of Fort Pierce, Florida, as of the **12 day of October, 2012.**



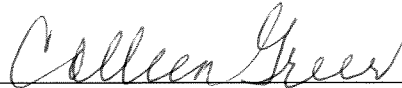
Janey Singer, Code Enforcement Officer

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3812664 03/20/2013 at 08:51 AM  
OR BOOK 3496 PAGE 1893 - 1893 Doc Type: AFF  
RECORDING: \$10.00

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

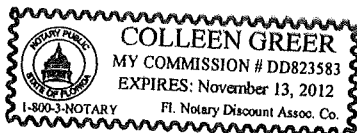
PERSONALLY APPEARED before me, the undersigned authority, Janey Singer, (personally known) and acknowledged that (he)(she) did execute the foregoing affidavit.

SWORN TO AND SUBSCRIBED before me this 12th day of October, 2012.



NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



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

Book: 3258

Page: 716

Case No: 10-00001419


IN THE MATTER OF:

105 N 21 ST  
PROPERTY ADDRESS

MICHELLE DIAZ  
711 HOLLY DR  
PERTH AMBOY, NJ 08861

I, Janey Singer, have personally examined the property described in the Special Magistrate's order dated January 05, 2011, in the above mentioned case, and find that said property is NOT in compliance with Section(s) **22-187 (13) Landscape Maintenance** of the Code of the City of Fort Pierce, Florida, as of the **24 day of January, 2011.**

*START  
FINES*

  
\_\_\_\_\_  
Janey Singer, Code Enforcement Officer

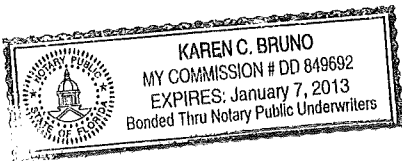
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 26th day of January, 2011.

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

MY COMMISSION EXPIRES:



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

SM CASE # 10-1419

RE: Violation of Section(s): 22-187 (13) Landscape Maintenance

Violator: MICHELLE DIAZ  
711 HOLLY DR  
PERTH AMBOY, NJ 08861

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3548082 01.05.2011 at 01:35 PM  
OR BOOK 3258 PAGE 716 - 716 Doc Type: ORD  
RECORDING: \$10.00

Property Address: 105 N 21 ST Tax ID #: 2409-605-0043-000/1  
Legal Description: FLORIANA PARK BLK 8 LOTS 1 AND 2 AND 10 FT VAC ALLEY ADJ ON  
W AND N 7.5 FT OF VAC ALLEY ADJ ON S <ORDN J-206 OR 1036-1522> (OR 1836-386)

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on January 05, 2011, 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 MICHELLE DIAZ failed to mow the lot which is in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 15 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00 per day.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.


The violator is responsible for notifying the Code Enforcement Department promptly at (772) 460-2200, extension 282, when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

**DONE AND ORDERED this 5<sup>th</sup> day of January, 2011.**



Frank Blandino, Esq., Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS  
MAILED TO THE RESPONDENT ON THIS  
5<sup>th</sup> DAY OF JANUARY, 2011.

  
Karen Bruno, Secretary to the Special Magistrate

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

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

### Property Identification

Site Address: N 21st ST Parcel ID: 2409-605-0043- Account #: 22050 Sec/Town/Range:  
 000-1 Use Type: 0000 09/35S/40E  
 Map ID: 24/09N Zoning: SF Moderat Jurisdiction: Fort Pierce

### Ownership

Michelle Diaz  
 103 Tiffany Blvd  
 Newark, NJ 07104

### Legal Description

FLORIANA PARK BLK 8 LOT 1 AND 10 FT VAC ALLEY  
 ADJ ON W AND N 7.5 FT OF VAC ALLEY ADJ ON S (OR  
 3049-2258)

### Current Values

Just/Market: \$6,900 Assessed: \$5,123  
 Exemptions: \$0 Taxable: \$5,123

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2019	\$6,900	\$5,123	\$0	\$5,123
2018	\$5,200	\$4,658	\$0	\$4,658
2017	\$4,400	\$4,235	\$0	\$4,235

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-12-2008	3049 / 2258	XX01	QC	Diaz Richard	\$100
06-20-2007	2839 / 0185	XX01	QC	Diaz Juan	\$12,900
04-12-2006	2547 / 2596	XX00	WD	Etumnu Lawrence	\$25,000

### Primary Building Information

Finished Area of this building: 0 SF  
 Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

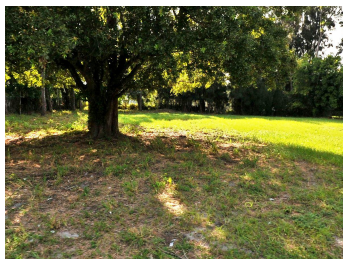


Image  
 or  
 Sketch  
 unavailable  
 for display

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.21
Land Size (SF):	9,200
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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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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