

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, July 1, 2020 - 9:00 a.m.

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - CITATIONS**

5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-790 CE	407 Decordre Ct	Lade, Wilkenson	Isaac Saucedo
B.	20-792 CE	406 Decordre Ct	Castor, Simon	Isaac Saucedo
C.	20-788 CE	401 Decordre Ct	401 Decordre Ct LLC	Isaac Saucedo
D.	20-789 CE	401 Decordre Ct	401 Decordre Ct LLC	Isaac Saucedo
E.	20-794 CE	404 Decordre Ct	Woletsky (LF EST), Michael	Isaac Saucedo
F.	20-784 CE	1902 Delaware Ave	Rai, Betty N	Isaac Saucedo
G.	20-780 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
H.	20-779 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
I.	20-783 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
J.	20-803 CE	305 Decordre Ct	Prosperity Management Property LLC	Isaac Saucedo

K.	20-0715 CE	606 S 5th Street Unit 2	RJK LLC	Heather Debevec
L.	20-0716 CE	606 S 5th Street Unit 5	RJK LLC	Heather Debevec
M.	20-0717 CE	606 S 5th Street Unit 6	RJK LLC	Heather Debevec
N.	20-0718 CE	606 S 5th Street Unit 7	RJK LLC	Heather Debevec
O.	20-0719 CE	606 S 5th Street Unit 8	RJK LLC	Heather Debevec
P.	20-0003 CE	1809 Avenue N	Richardson, Felicia B Richardson, Jr, Joseph	Maximillion Lewis
Q.	20-0458 CE	130 Alma Court	Orange Ave Land Co LLC	Heather Debevec
R.	20-0526 CE	1230 Avenue B	Delva, Wilnor Louis, Marie P	Heather Debevec

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

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

A.	19-2726 Lien Red.	1800 Oleander Avenue	Hudson, Adrian Curtis	Margaret Arraiz
B.	06-2191 Lien Reduction	1800 Oleander Avenue	Hudson, Adrian Curtis	Margaret 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: 07/01/2020

Re: Case # 20-790 - 407 Decordre Ct

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

Information

SUBJECT:

20-790 CE	407 Decordre Ct	Lade, Wilkenson	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 01, 2019	Type of Presentation:	Regular
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OWNER:

OWNER: Wilkenson Lade 407 Decordre Ct Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
 Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please remove all coolers, buckets, trash, wood and all other miscellaneous items located throughout yard. All outside storage items must be placed in an enclosed garage at all times.
2. Please remove all indoor tables, rugs, chairs and all other miscellaneous items located throughout yard. All furniture must be placed indoors at all times.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 06/25/2020

Started On: 05/18/2020 02:44 PM

Special Magistrate Hearing

5. B.

Meeting Date: 07/01/2020

Re: Case # 20-792 - 406 Decordre Ct

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

Information

SUBJECT:

20-792 CE	406 Decordre Ct	Castor, Simon	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 01,2019	Type of Presentation:	Regular
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OWNER:

OWNER: Simon Castor 207 Dixieland Dr Fort Pierce, FI 34982	OCCUPIED BY: Tenant 406 Decordre Ct # A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 406 Decordre Ct # B Fort 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

CORRECTIVE ACTIONS:

1. Please remove all buckets, mops, trash, wood, cages and all other miscellaneous items located throughout yard. All outside storage items must be stored in an enclosed garage.
2. Please remove wooden tables and all other miscellaneous furniture. All indoor furniture must be kept indoors at all times.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/25/2020

Started On: 05/18/2020 03:40 PM

Special Magistrate Hearing

5. C.

Meeting Date: 07/01/2020

Re: Case # 20-788 - 401 Decordre Court

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

Information

SUBJECT:

20-788 CE	401 Decordre Ct	401 Decordre Ct LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: 401 Decordre Ct LLC 4555 S Indian River Dr Fort Pierce, FI 34982	OCCUPIED BY: Tenant 401 Decordre Ct # A Fort Pierce, FI 34950
OCCUPIED BY: Tenant 401 Decordre Ct # B Fort Pierce, FI 34950	REGISTERED AGENT: Mary Savanello 4555 S Indian River Dr Fort 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

CORRECTIVE ACTIONS:

1. Please remove all buckets, tools, coolers, tires, ladders, trash, containers and all other miscellaneous items located throughout yard. All outside storage items must be stored in an enclosed garage.
2. Please remove all indoor furniture located throughout yard. All indoor furniture must be stored indoors at all times.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 06/25/2020

Started On: 05/19/2020 09:33 AM

Special Magistrate Hearing

5. D.

Meeting Date: 07/01/2020

Re: Case # 20-789 - 401 Decordre Ct

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

Information

SUBJECT:

20-789 CE	401 Decordre Ct	401 Decordre Ct LLC	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: 401 Decordre Ct LLC 4555 S Indian River Dr Fort Pierce, FI 34982	OCCUPIED BY: Tenant 401 Decordre Ct # A Fort Pierce, FI 34950
OCCUPIED BY: Tenant 401 Decordre Ct # B Fort Pierce, FI 34950	REGISTERED AGENT: Mary Savanello 4555 S Indian River Dr Fort Pierce, FI 34982

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove or register the non-operable white covered trailer.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo

Started On: 05/19/2020 10:45 AM

Final Approval Date: 06/25/2020

Special Magistrate Hearing

5. E.

Meeting Date: 07/01/2020

Re: Case # 20-794 - 404 Decordre Ct

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

Information

SUBJECT:

20-794 CE	404 Decordre Ct	Woletsky (LF EST), Michael	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 31, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Michael Woletsky (LF ES) 9737 SW Santa Monica Dr Palm City, FI 34990	OCCUPIED BY: Tenant 404 Decordre Ct # A Fort Pierce, FI 34950
OCCUPIED BY: Tenant 404 Decordre Ct # A Fort Pierce, FI 34950	REGISTERED: Ann M Wolestsky 9737 SW Santa Monica Dr Palm City, FI 34990

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
- Section 2015 NEC – Temporary Lighting

CORRECTIVE ACTIONS:

1. Please remove all trash, gas cans, tools, wood and all other miscellaneous items located throughout yard. All outside storage items must be placed in an enclosed garage.
2. Please remove all couches, wooden tables, chairs and all other indoor furniture located throughout yard. All indoor furniture must be kept indoors at all times.
3. Please put all garbage containers to the back or side of home.
4. Please remove all holiday decorations from trees and around trim of 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 \$150 per day be assessed.

Form Review

Final Approval Date: 06/25/2020

Special Magistrate Hearing

5. F.

Meeting Date: 07/01/2020

Re: Case # 20-784 - 1902 Delaware Ave

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

Information

SUBJECT:

20-784 CE	1902 Delaware Ave	Rai, Betty N	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	April 01, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Betty N Rai 105 S 21st St Fort Pierce, FL 34950	OCCUPIED BY: Tenant 1902 Delaware Ave # A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 1902 Delaware Ave # B Fort Pierce, FL 34950	

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove or register the non-operable black Nissan Sentra.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/25/2020

Started On: 05/19/2020 04:41 PM

Special Magistrate Hearing

5. G.

Meeting Date: 07/01/2020

Re: Case # 20-780 - 405 Decordre Ct A & B

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

Information

SUBJECT:

20-780 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Ermith Lazarre 3406 Menendez St Fort Pierce, FL 34947	OCCUPIED BY: Tenant 405 Decordre Ct A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 405 Decordre Ct B Fort Pierce, FL 34950	

VIOLATIONS:

Section 5-1.104.5 – Unsafe Building (covered windows)

CORRECTIVE ACTIONS:

1. Please remove all wood located on windows throughout 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 \$150 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/25/2020

Started On: 05/20/2020 06:40 AM

Special Magistrate Hearing

5. H.

Meeting Date: 07/01/2020

Re: Case # 20-779 - 405 Decordre Ct A & B

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

Information

SUBJECT:

20-779 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Ermith Lazarre 3406 Menendez St Fort Pierce, FL 34947	OCCUPIED BY: Tenant 405 Decordre Ct A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 405 Decordre Ct B Fort Pierce, FL 34950	OWNER OF VEHICLE Tony's Trucking LLC 3406 Menendez St Fort Pierce, FL 34947

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove the non-operable white dump truck.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/25/2020

Started On: 05/20/2020 08:00 AM

Special Magistrate Hearing

5. I.

Meeting Date: 07/01/2020

Re: Case # 20-783 - 405 Decordre Ct A & B

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

Information

SUBJECT:

20-783 CE	405 Decordre Ct A & B	Lazarre, Ermith	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 17, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: Ermith Lazarre 3406 Menendez St Fort Pierce, FL 34950	OCCUPIED BY: Tenant 405 Decordre Ct # A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 405 Decordre Ct # B Fort Pierce, FL 34950	

VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please remove all wood, trash, buckets, coolers and all other miscellaneous items located throughout yard.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 06/25/2020

Started On: 05/20/2020 08:40 AM

Special Magistrate Hearing

5. J.

Meeting Date: 07/01/2020

Re: Case # 20-803 - 305 Decordre Ct

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

Information

SUBJECT:

20-803 CE	305 Decordre Ct	Prosperity Management Property LLC	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Prosperity Management Property LLC 6365 NW Regal Cir Port Saint Lucie, FL 34983	OCCUPIED BY: Tenant 305 Decordre Ct # A Fort Pierce, FL 34950
OCCUPIED BY: Tenant 305 Decordre Ct # B Fort Pierce, FL 34950	REGISTERED AGENT: Philippe J Alexandre 6365 NW Regal Circle Port Saint Lucie, FL 34983

VIOLATIONS:

- Section 16-46, 16-47, 16-48 (1)(5) – Outside Storage
- Section 16-46, 16-47, 16-48 (11) – Outside Storage-Indoor Furniture
- Section 16-25 (C) – Responsibility for Containers

CORRECTIVE ACTIONS:

1. Please remove all trash, buckets, wood, metals, construction materials, tiles and all other miscellaneous items located throughout yard. All outside storage items must be placed in an indoor garage.
2. Please remove all indoor chairs, mattresses and all other indoor furniture located in yard. All indoor furniture must be kept indoors at all times.
3. Please move garbage containers to the side or back of 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 \$150 per day be assessed.

Form Review

Final Approval Date: 06/25/2020

Special Magistrate Hearing**5. K.****Meeting Date:** 07/01/2020**Re:** Case # 20-0715 - 606 S 5th Street Unit 2**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0715 CE	606 S 5th Street Unit 2	RJK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: RJK LLC 5752 SE Laguna Ave Stuart, FL 34997	REGISTERED AGENT: Randy Keaton 5752 SE Laguna Ave Stuart, FL 34997
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VIOLATIONS:

Section 9-16 (A) - Imposed
Section 9-27(B) - Doing Business without a Tax
Section 9-27(C) - Enforcement

CORRECTIVE ACTIONS:

1. Remove all ads, stop all rentals, and obtain a valid business tax receipt from the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$2130.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/25/2020

Started On: 05/27/2020 06:27 AM

Special Magistrate Hearing**5. L.****Meeting Date:** 07/01/2020**Re:** Case # 20-0716 - 606 S 5th Street Unit 5**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0716 CE	606 S 5th Street Unit 5	RJK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: RJK LLC 5752 SE Laguna Ave Stuart, FL 34997	REGISTERED AGENT: Randy Keaton 5752 SE Laguna Ave Stuart, FL 34997
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VIOLATIONS:

Section 9-16(A) - Imposed
 Section 9-27(B) - Doing Business without a Tax
 Section 9-27(C) - Enforcement

CORRECTIVE ACTIONS:

1. Remove all ads, stop renting, and obtain a valid business tax receipt from the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$2130.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 06/25/2020

Started On: 05/27/2020 06:41 AM

Special Magistrate Hearing**5. M.****Meeting Date:** 07/01/2020**Re:** Case # 20-0717 - 606 S 5th Street Unit 6**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0717 CE	606 S 5th Street Unit 6	RJK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: RJK LLC 5752 SE Laguna Ave Stuart, FL 34997	REGISTERED AGENT: Randy Keaton 5752 SE Laguna Ave Stuart, FL 34997
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VIOLATIONS:

Section 9-16 (A) - Imposed
 Section 9-27(B) - Doing Business without a Tax
 Section 9-27(C) - Enforcement

CORRECTIVE ACTIONS:

1. Remove all ads, stop renting, and obtain a valid business tax receipt from the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$2100.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 06/25/2020

Started On: 05/27/2020 06:50 AM

Special Magistrate Hearing**5. N.****Meeting Date:** 07/01/2020**Re:** Case # 20-0718 - 606 S 5th Street Unit 7**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0718 CE	606 S 5th Street Unit 7	RJK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: RJK LLC 5752 SE Laguna Ave Stuart, FL 34997	REGISTERED AGENT: Randy Keaton 5752 SE Laguna Ave Stuart, FL 34997
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VIOLATIONS:

Section 9-16 (A) - Imposed
Section 9-27(B) - Doing Business without a Tax
Section 9-27(C) - Enforcement

CORRECTIVE ACTIONS:

1. Remove all ads, stop renting, and obtain a valid business tax receipt from the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$2250.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/25/2020

Started On: 05/27/2020 06:59 AM

Special Magistrate Hearing**5. O.****Meeting Date:** 07/01/2020**Re:** Case # 20-0719 - 606 S 5th Street Unit 8**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-0719 CE	606 S 5th Street Unit 8	RJK LLC	Heather Debevec
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CASE INFORMATION:

Case Initiated:	March 12, 2020	Type of Presentation:	Regular
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OWNER:

OWNER: RJK LLC 5752 SE Laguna Ave Stuart, FL 34997	REGISTERED AGENT: Randy Keaton 5752 SE Laguna Ave Stuart, FL 34997
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VIOLATIONS:

Section 9-16 (A) - Imposed
 Section 9-27(B) - Doing Business without a Tax
 Section 9-27(C) - Enforcement

CORRECTIVE ACTIONS:

1. Remove all ads, stop renting, and obtain a valid business tax receipt from the City Clerk's Office.

RECOMMENDATION:

The City requests that a fine equal to one month's rental of \$2040.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancellation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

Form Review

Form Started By: Heather Debevec
 Final Approval Date: 06/25/2020

Started On: 05/27/2020 07:12 AM

Special Magistrate Hearing

5. P.

Meeting Date: 07/01/2020

Re: Case # 20-0003 - 1809 Avenue N

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

Information

SUBJECT:

20-0003 CE	1809 Avenue N	Richardson, Felicia B Richardson, Jr, Joseph	Maximillion Lewis
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CASE INFORMATION:

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

Felicia B Richardson Joseph Richardson Jr 1809 Avenue N Ft. Pierce, FL 34950	TENANT:
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (8) - Nuisance - Stagnant Water

CORRECTIVE ACTIONS:

Please treat pool for insects and algae or drain the water out of the pool and secure it.

RECOMMENDATION:

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

Form Review

Form Started By: Maximillion Lewis

Started On: 06/03/2020 06:46 AM

Final Approval Date: 06/25/2020

Special Magistrate Hearing

5. Q.

Meeting Date: 07/01/2020

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:

OWNER: Orange Ave Land Co LLC 250 S Central Blvd Ste 205 Jupiter, FL 33458	REGISTERED AGENT: Louis Pfeffer 250 S Central Blvd Ste 205 Jupiter, FL 33458
TENANT: William Snyder 130 Alma Ct Apt A Ft. Pierce, FL 34950	TENANT: 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: 06/17/2020

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

Special Magistrate Hearing

5. R.

Meeting Date: 07/01/2020

Re: Case # 20-526 - 1230 Avenue B

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

Information

SUBJECT:

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

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

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

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

CORRECTIVE ACTIONS:

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

RECOMMENDATION:

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

Form Review

Form Started By: Heather Debevec
Final Approval Date: 06/10/2020

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

Information

SUBJECT:

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

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

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

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

FINDINGS/ORDER:

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

ACTION DATES:

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

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

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

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

Total fines are \$2,580.00.

RECOMMENDATION:

To be determined.

Attachments

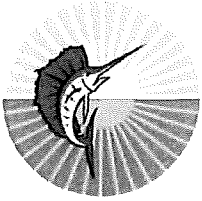
Request
Back Page

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

Form Review

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

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



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

Date:					
Property address:	1800 Oleander Blvd				
Owner(s) of record:	Adrian Curtis				
Mailing address:	1800 Oleander Blvd				
Property tax ID #:					
Original purchase date:		Original purchase price:			
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Adrian Curtis		Relationship to owner(s)	Self	
Telephone #:			Mobile phone #:	(772) 828 8347	
E-mail:	purplerainhudson@yahoo.com		Preferred contact method:		
What are owner(s) intentions for property:					
Are there current code violations?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?		
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE

\$ 2,580.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 2580.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

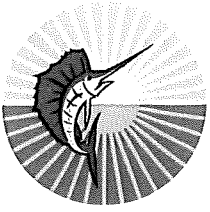
Adrian Curtis

Signature of Owner or Representative

Date

Adrian Curtis

Printed Name



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: 1800 Oleander Blvd

Property Owner: Adrian Curtis

Mailing Address: 1800 Oleander Blvd

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

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

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

I, Adrian H Curtis, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

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

Date: 5/4/2020

Signed: Adrian Curtis

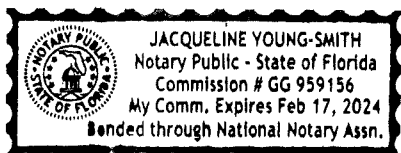
Print Name: Adrian Curtis

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

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



Jacqueline Young-Smith
Notary Public, State of Florida

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

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

3/9/2020

To whom it may concern

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

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

Thanks

Adrian Curtis Hudson

(772) 828-8347

1800 Alexander Blvd

JFence FL 34950

Administrative Cost Estimator

5/28/2020

Property Address: 1800 Oleander Ave (19-2726)

Date case originated: 10/18/2019

Date case complied: 2/27/2020

Total time: 4 months

Number of Hearings

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

Mailing Expense

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

Photographs (per page)	\$0.50	<u>18</u>	\$9.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>4</u>	\$200.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
Each additional Hearing	\$75.00	<u>0</u>	\$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

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

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

Total Estimated Cost: \$1,166.74

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

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

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Cleaned up outside storage
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance :	
3.) The length of time necessary to bring the property into compliance:	4 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	3 including this one
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	17 includes non-ops, landscape, commercial vehicles, compliance 3 resulted in fines and liens.
6.) Whether or to what extent there are extenuating factors preventing timely Compliance, such as unavoidable personal hardship:	Medical, financial
7.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship.	



SPECIAL MAGISTRATE
 ORDER ASSESSING FINE AND IMPOSING LIEN

Case # 19-2726

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

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

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

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

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

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

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

Shawn Ross
 Fran Ross, Esq., Special Magistrate

ATTEST:

Shirley W Coy
 CITY CLERK

Mail to:

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

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



AFFIDAVIT OF COMPLIANCE

RE: 1800 OLEANDER AVE
CASE NO: 19-00002726

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

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

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

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

_____ The fines referenced in the Order of Violation recorded in Book _____ Page _____ were not initiated.

X Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4371 Page 2006 . **This is not a release of lien.**

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

FURTHER AFFIANT SAYETH NOT.

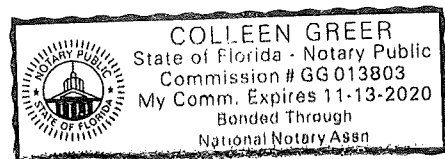
DATED this 27 day of February, 2020.

Heather Debevec, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 1800 OLEANDER AVE

CASE NO: 19-00002726

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

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

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

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

FURTHER AFFIANT SAYETH NOT.

DATED this 7 day of January, 2020.

 Heather Debevec, Code Enforcement Officer

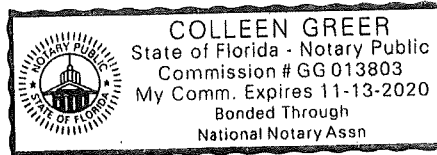
STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

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

 NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:





CASE #: 19-2726

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

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

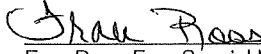
RE: Violation of Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on December 18, 2019, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that ADRIAN CURTIS is in violation of the Code of Ordinances as specified above, on property located at the above described location. **Accordingly it is ORDERED** as follows:

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

DONE AND ORDERED this 18th day of December, 20 19, Nunc pro tunc
 December 18, 2019.


 Fran Ross, Esq., Special Magistrate

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

18th DAY OF December, 20 19.


 Colleen Greer, Code Enforcement Clerk

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

Property Identification

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

Ownership

Adrian Curtis
 1800 Oleander Blvd
 Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 14 LOT 1 (OR1048-966)

Current Values

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

Historical Values 3-year

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

Sale History

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

Primary Building Information

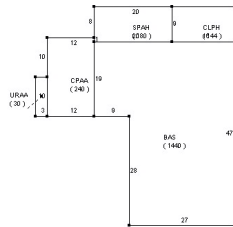
Finished Area of this building: 1,440 SF
 Gross Sketched Area: 2,034 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
 Year Built: 1958 Frame: Grade: C- Effective Year: 1978
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

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

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1958

Information

SUBJECT:

06-2191 Lien Reduction	1800 Oleander Avenue	Hudson, Adrian Curtis	Margaret Arraiz
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CASE INFORMATION:

Case Initiated: July 6, 2006	Type of Presentation: Lien Reduction
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OWNER:

OWNER: Adrian Curtis Hudson 1800 Oleander Boulevard Ft. Pierce, FL 34950	
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (10) (d) Non-Operative Vehicles

Section(s): 5-368 Property Maintenance

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

FINDINGS/ORDER:

July 11, 2007 Special Magistrate Ross found Adrian Curtis responsible for the violations and gave her 30 days to come into compliance or a fine of \$250.00 would be assessed.

ACTION DATES:

1. September 19, 2007 an inspection was made, the property was not in compliance, the fines began.
2. May 30, 2008 an inspection was made, the property was now in compliance, the fines stopped.
3. September 25, 2008 went before Special Magistrate Ross for a Massey. She reduced the fines of \$63,500.00 to \$3,500.00 payable in 6 months. Should the reduced fines not be paid within this time a lien would be recorded for the \$3,500.00.
4. June 21, 2010 an "Order on Respondent's Request to Determine Compliance and Fine Matters" was recorded as a lien.

RECOMMENDATION:

To be determined.

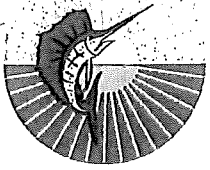
Attachments

Request
Aff of Non Comp
Aff of CM
Lien
Tax Card
7 Criteria
Violations
Admin Fees

Form Review

Form Started By: Colleen Greer
Final Approval Date: 06/25/2020

Started On: 06/11/2020 02:04 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT

Florida

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

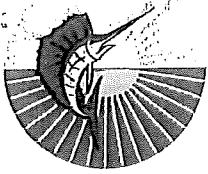
Date:	6/19/2020		
Property address:	1800 Oleander Blvd Ft Pierce FL 34950		
Owner(s) of record:	Adrian (Hudson) Curtis		
Mailing address:	1800 Oleander Blvd Ft Pierce FL 34950		
Property tax ID #:	2415-203-0156-000/6		
Original purchase date:		Original purchase price:	
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Adrian Curtis	Relationship to owner(s)	Self
Telephone #:	(772) 828-8347	Mobile phone #:	(772) 828-8347
E-mail:	Purplerainhudson@yahoo.com	Preferred contact method: Phone	(772) 828 8347
What are owner(s) intentions for property:	I Live in the house		
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 \$ 3500⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 3500⁰⁰

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Adrian H. Curtis 6/19/2020 Adrian N. Curtis
 Signature of Owner or Representative Date 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: 1800 Oleander Blvd Ft Pierce FL 34950

Property Owner: Adrian Curtis

Mailing Address: 1800 Oleander Blvd Ft Pierce FL 34950

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

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

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

I, Adrian Curtis, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

I couldn't afford it then and I can't afford it now I didn't know anything ~~and~~ about reductions back then. But since then my husband has passed and she been placed on Disability. Meaning I can't afford to pay this amt or any amount on my income. The lien was placed based on his vehicles (I think) and since he's no longer here I think I should be granted the reduction. Thanking you in advance.

Adrian Hudson Curtis

Date: 6/19/2020

Signed: Adrian Curtis

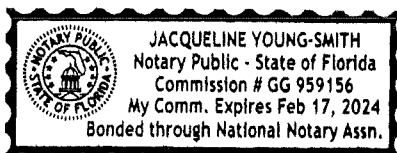
Print Name: Adrian Curtis

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 23rd day of June, 2020.



Jacqueline Young-Smith
Notary Public, State of Florida

SPECIAL MASTER
FORT PIERCE, FLORIDA

SM Case No. 7-224

Case No. 6-2191

1800 Oleander
PROPERTY ADDRESS

IN THE MATTER OF:

Adrian Curtis
1800 Oleander Ave
FT Pierce, FL, 34950

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

I, Nancy Earheart, have personally examined the property described in the Special Master Board Order dated July 11 2007, in the above mentioned case, and find that said property is **NOT** in compliance with Section(s) 5-368, 16-46, 16-47, 16-48(1)(5)(10)(2) of the Code of the City of Fort Pierce, Florida as of the 19 day of September, 2007.

Nancy Earheart


STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 19th day of September, 2007

Lois Caudill
Notary Public, State of Florida at Large

My Commission Expires:

 Lois Caudill
My Commission DD342030
Expires September 20, 2008

Start Fines

SPECIAL MASTER
FORT PIERCE, FLORIDA

SM Case No. 7224

Case No. 6-2191

1800 Oleander
PROPERTY ADDRESS

IN THE MATTER OF:

Adrian Curtis
1800 Oleander Ave
St Pierre, FL 34950

I, Nancy Earheart, have personally examined the property described in the Special Master Order dated July 11, 2007, in the above mentioned case, and find that said property is **NOW** in compliance with Section(s) 5-368, 16-46, 47, 48(1)(b) (c) (d) of the Code of the City of Fort Pierce, Florida, as of the 30 day of May, 20 08.

Nancy Earheart

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

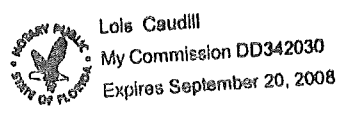
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 30 day of May, 20 08

Lois Caudill
Notary Public, State of Florida at Large

My Commission Expires:



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

SM CASE # 7-224

RE: Violation of Section(s): 16-46, 16-47, 16-48(10)(d), 16-48(1)(5), and 5-368 of Code of Ordinances of the City of Fort Pierce, Florida

Violator/Respondent: Adrian Curtis Hudson, 1800 Oleander Blvd., Fort Pierce, FL 34950

REAL PROPERTY LOCATION

AND LEGAL DESCRIPTION: 1800 Oleander Blvd., Fort Pierce, St. Lucie County, Florida
2415-703-0156-000/6 Sunrise Estates Blk 14 Lot 1

**ORDER ON RESPONDENT'S REQUEST TO DETERMINE
COMPLIANCE AND FINE MATTERS**

THIS CAUSE came before the Special Magistrate for hearing on September 25, 2008, pursuant to Chapter 162, Fla.Stat., and the administrative procedures of the City of Fort Pierce, Florida, upon the request of the Respondent, Adrian Curtis Hudson, and the notice of the Department of Building and Code Enforcement of the City of Fort Pierce, Florida (the "Department") to determine whether the Respondent has timely complied with the requirements of a prior order entered by the Special Magistrate and whether the fine accruing under said prior order should be adjusted. The Special Magistrate, having heard and considered the evidence presented and representations made and being otherwise advised in the premises, finds and determines that:

A. The Special Magistrate entered an Order Determining Violation dated July 13, 2007 which found the Respondent to be in violation of the Code provisions specified therein by failing to take actions described therein on the above-described real property (the "real property") and further provided that, in the event such violations were not remedied within 30 days after the date of said Order, there shall be imposed a fine at a daily, cumulative rate of \$250.00.

B. The Department's subsequent inspection of the real property revealed that the Respondent had failed to correct said violations within the time period specified in said prior Order; and, consequently, the referenced fine began on September 19, 2007. The real property eventually came into compliance on May 30, 2008, and the total amount of the fine that has accrued under said prior Order is \$63,500.00.

C. The Special Magistrate has considered the criteria specified in Rule 15(b) of the Rules of Procedure of the Code Enforcement Board and Special Magistrate, the mitigating circumstances presented by the Respondent, and the recommendations of the Department. Based thereon, the total amount of said fine accruing under said prior Order should be reduced to the sum of \$3,500.00 and the Respondent should be granted a reasonable time within which to pay said reduced fine.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3486342 06/21/2010 at 11:20 AM
OR BOOK 3206 PAGE 2041 - 2042 Doc Type: ORD
RECORDING: \$18.50

Accordingly, it is ORDERED as follows:

1. The fine that has accrued under said prior Order, said fine being \$63,500.00, is hereby reduced to the sum of \$3,500.00.

2. The Respondent shall pay to the City of Fort Pierce, Florida, at 100 North U.S. #1, Fort Pierce, Florida 34950, said fine of \$3,500.00 within 6 months of the date of this Order.

3. If the Respondent fails to pay to the City of Fort Pierce, Florida said fine of \$3,500.00 within 6 months of the date of this Order, then this Order may thereupon or thereafter be recorded in the public records of St. Lucie County, Florida, and shall thereupon and thereafter have the effect provided by §162.09, Fla.Stat., including that it shall thereupon and thereafter constitute a lien on the real property and upon any other real or personal property owned by the Respondent.


4. The Respondent is responsible for notifying the Department promptly at (772) 460-2200, Extension 284, when the above-stated fine of \$3,500.00 is paid.

DONE AND ORDERED this 29th day of October, 2008.



FRAN ROSS, ESQUIRE
SPECIAL MAGISTRATE

I HEREBY CERTIFY that a copy of the above order was mailed to the Respondent, Adrian Curtis Hudson, 1800 Oleander Avenue, Fort Pierce, FL 34950, and to Steven R. McCain, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-2480, on this 29th day of October, 2008.



CHRIS SELPH, Administrative Assistant

Property Identification

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

Ownership

Adrian Curtis
 1800 Oleander Blvd
 Fort Pierce, FL 34950

Legal Description

SUNRISE ESTATES BLK 14 LOT 1 (OR1048-966)

Current Values

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

Historical Values 3-year

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

Sale History

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

Primary Building Information

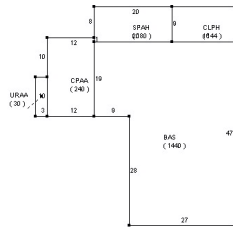
Finished Area of this building: 1,440 SF
 Gross Sketched Area: 2,034 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
 Year Built: 1958 Frame: Grade: C- Effective Year: 1978
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

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

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1958



LIEN REDUCTION REQUEST HEARING
RULE 17 CRITERIA

Case # 06-2191

Violator: ADRIAN CURTIS HUDSON

Address:1800 OLEANDER AVE

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	She brought the property into compliance and removed the vehicle
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	22 Months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other judicial process or otherwise admitted guilt in any such proceedings	4 times including this case and another case that resulted in another recorded lien.
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition.	20 with 2 resulting in recorded fines and liens. (See Attached)
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship	Medical, she's on disability, husband is deceased, and financially can't afford the fines.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the City owned by the respondent	None

Jun 25, 2020 9:31:20 AM EDT
 File Edit List Commands Help
 Page SUPERION
 Navline

Related Cases And Inspection Selection

Property address, location ID: 1800 OLEANDER AVE
TAX ID #: 2415-703-0156-000/6
Alternate ID description:

Number	Status	Date	Insp	Description
19 00002726	FINES/LIENS	10/17/19	ADMIN	CODE ENFORCEMENT VIOLATION
19 00002725	IN COMPLIANC	10/17/19	HD	CODE ENFORCEMENT VIOLATION
19 00002724	Destruction	10/17/19	ADMIN	CODE ENFORCEMENT VIOLATION
06 00002203	IN COMPLIANC	7/06/06	NE	LOT CLEARING
06 00002191	FINES/LIENS	7/06/06	ADMIN	CODE ENFORCEMENT VIOLATION
01 00000353	IN COMPLIANC	1/18/01	PS	NUISANCE ABATEMENT
00 00001083	IN COMPLIANC	3/01/00	MW	MISCELLANEOUS
00 00001082	IN COMPLIANC	3/01/00	MW	MISCELLANEOUS
98 00006885	IN COMPLIANC	10/15/98	RZ	CODE ENFORCEMENT VIOLATION
98 00004308	IN COMPLIANC	6/01/98	SV	CODE ENFORCEMENT VIOLATION
98 00004032	IN COMPLIANC	6/01/98	SV	NON-OPERATIVE/UNLICENSES VEHCL
97 00006087	IN COMPLIANC	9/19/97	ED	PROPERTY MAINTENANCE
97 00006086	IN COMPLIANC	9/19/97	ED	NON-OPERATIVE/UNLICENSES VEHCL
97 00004767	IN COMPLIANC	8/11/97	SK	MISCELLANEOUS
97 00004105	IN COMPLIANC	7/22/97	RZ	FENCE MAINTENANCE
97 00000062	IN COMPLIANC	1/12/97	DAB	EXTERIOR MAINTENANCE
97 00000061	IN COMPLIANC	1/12/97	DAB	COMM VEH IN RESIDENTIAL ZONE
96 00005775	IN COMPLIANC	10/16/96	DAB	PROPERTY MAINTENANCE

OK
 Exit
 Cancel
 Display open
 Cases only
 View 2

Administrative Cost Estimator

6/25/2020

Property Address: 1800 Oleander Avenue (06-2191)

Date case originated: 7/6/2006

Date case complied: 5/30/2008

Total time: 22 months

Number of Hearings

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

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
Certified Mail:	\$5.10	<u>4</u>	\$20.40

Photographs (per page)	\$0.50	<u>16</u>	\$8.00
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Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>22</u>	\$1,100.00
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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: \$2,200.60