

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 16, 2020 - 9:00 am..  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

4. **PUBLIC HEARINGS - CITATIONS**

A.

20-2674 CT	7045 Okeechobee Road	McKnight, William D & Kathryn A	Chad Dawson
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.

20-2410 CE	5550 Okeechobee Road	7978 Associates IX LLC	Chad Dawson
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.

19-2390 CE Recall - Massey	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo
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B.

20-0529 Massey	1908 Oleander Blvd.	Ramirez, Vilma Puentes, Zacarias Mendoza	Chad Dawson
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7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	18-0093 Lien Red.	135 N 15th Street	JBM Properties TELEPHONE CONFERENCE	Margaret Arraiz
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8. **OTHER CASES**

A.	19-1470 Building	428 N 20th Street	Randolph, Curtis	Shaun Coss
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B.	19-2386 Building	1604 N 18th Street	Randolph, Tommie & Curtis	Shaun Coss
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	20-1981 PK	South Causeway Park	PV Holding Corp	Chad Dawson
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B.	20-0970 CE	2608 S US Highway 1	Kelly (TR), Mary TELEPHONE	Heather Debevec
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C.	20-0883 CE	2608 S US Highway 1	Kelly (TR), Mary TELEPHONE	Heather Debevec
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D.	20-1847 PK	102 N Indian River Drive	Rucker, Morgan Nicole & Bowser, Corey Wayne	Chad Dawson
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E.	20-2044 CE	1312 Atlantic Avenue	Smith (TR), Wiliam H	Isaac Saucedo
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Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing****4. A.****Meeting Date:** 12/16/2020**Re:** Case # 20 - 2674 - 7045 Okeechobee Road**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-2674 CT	7045 Okeechobee Road	McKnight, William D & Kathryn A	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	October 14, 2020	Type of Presentation:	Citation
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**OWNER:**

OWNER: William D McKnight Kathryn A McKnight Po Box 1110 Brandon, FL 33509	REGISTERED AGENT: Benny Golan 701 SE 16th Street Unit 3 Fort Lauderdale, FL 33316
VIOLATOR: Flamingo Mini Mart Inc 7045 Okeechobee Road Fort Pierce, FL 34950	

**VIOLATIONS:**

Citation #	Code Section	Fine / Counts	Total Fine	Admin Fee	Total Due
CE 1552 - 1569	Chapter 22 - Failure to obtain Business Tax Receipt	18 @ \$100.00	\$1,800.00	\$0.00	\$0.00
CE 1571	Chapter 22 - Failure to obtain Business Tax Receipt	1 @ \$100.00	\$ 100.00	\$0.00	\$0.00
CE 1626 - 1634	Chapter 22 - Failure to obtain Business Tax Receipt	9 @ \$100.00	\$ 900.00	\$0.00	\$0.00
CE 1651 - 1685	Chapter 22 - Failure to obtain Business Tax Receipt	35 @ \$100.00	\$3,500.00	\$0.00	\$0.00
CE 1726 - 1750	Chapter 22 - Failure to obtain Business Tax Receipt	25 @ \$100.00	\$2,500.00	\$0.00	\$0.00
CE 1809	Chapter 22 - Failure to obtain Business Tax Receipt	1 @ \$100.00	\$ 100.00	\$0.00	\$0.00
CE	Chapter 22 - Failure to obtain Business Tax Receipt	10 @ \$100.00	\$1,000.00	\$0.00	\$0.00
			\$ 9,900.00		

**CORRECTIVE ACTIONS:**

N/A

**RECOMMENDATION:**

The City and the violator have stipulated to pay \$ 5,000.00 within a 6 month period starting on December 14, 2020. If the fine of \$ 5,000.00 is not paid by May 14, 2021 then the City is requesting that the violator pay the original amount of \$ 9,900. Failure to pay such fine will result in the citation being forwarded to the County Court System.

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**Form Review**

Form Started By: Chad Dawson

Started On: 11/23/2020 02:00 PM

Final Approval Date: 12/10/2020

**Special Magistrate Hearing****5. A.****Meeting Date:** 12/16/2020**Re:** Case # 20-2410 - 5550 Okeechobee Road**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-2410 CE	5550 Okeechobee Road	7978 Associates IX LLC	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	October 20, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: 7978 Associates IX LLC 7978 Cooper Creek Blvd University Park, FL 34201	TENANT: StarBucks 5550 Okeechobee Road Fort Pierce, FL 34950
	REGISTERED AGENT: Alicia H Gayton 7978 Cooper Creek Blvd University Park, FL 34201

**VIOLATIONS:***Sec. 119-8. - Maintenance of stormwater facilities.***CORRECTIVE ACTIONS:**

1. Please submit an engineered plan for permit which would alleviate the flooding issue and completing the drainage infrastructure construction as approved by the Engineering Department. For any additional information please contact the Engineering Department at 772-467-3782.

**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 \$200.00 per day be assessed.

**Form Review**

Form Started By: Chad Dawson

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

Final Approval Date: 12/10/2020

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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.			
6/17/2020 - Special Magistrate continued this case until 9/16/2020.			

**OWNER:**

<b>OWNER:</b> Michelot Toussaint Veronique Phanor 1710 Sunrise Blvd Fort Pierce, FL 34950	<b>TENANT:</b>
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**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

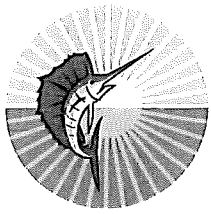
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**Form Review**

Form Started By: Colleen Greer

Started On: 09/02/2020 01:54 PM

Final Approval Date: 11/30/2020



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.

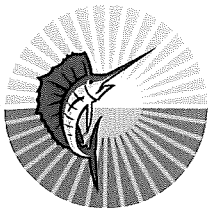
The hearing will be held at City Hall; 100 North US HWY 1, in the Commission Chambers on the 1<sup>st</sup> floor and begins at 9:00 A.M.

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

C0092615



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:

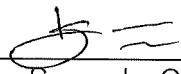
That I have personally examined the property described in the Special Magistrate's order dated December 04, 2019, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 3034.7 Roofs and Drainage of the Code of the City of Fort Pierce, Florida, as of this date: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

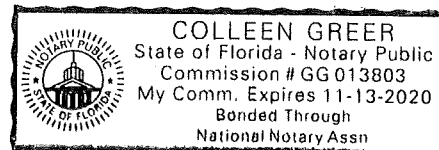
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4655822 12/23/2019 11:38:39 AM  
OR BOOK 4362 PAGE 814 - 814 Doc Type: AFF  
RECORDING: \$10.00

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:

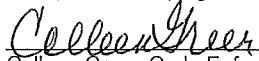
1. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
  - a. Obtain proper permits 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

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**Information**

**SUBJECT:**

20-0529 Massey	1908 Oleander Blvd.	Ramirez, Vilma Puentes, Zacarias Mendoza	Chad Dawson
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**CASE INFORMATION:**

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

OWNER: Vilma Ramirez Zacarias Mendoza Puentes 1908 Oleander Boulevard Ft. Pierce, FL 34950	TENANT:
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**VIOLATIONS:**

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

**FINDINGS/ORDER:**

September 16, 2020 - Special Magistrate Ross found Vilma Ramirez and Zacarias Putentes responsible for the Outside Storage and gave them 10 days to correct the violation or a fine of \$50.00 per day would be assessed.

**ACTION DATES:**

1. October 21, 2020 - an inspection was made, the property was not in compliance the fines started.
  2. November 3, 2020 - an inspection was made, the property is now in compliance, the fines stopped.
  3. December 2, 2020 - received Request for Reduction/Rescindment from Vilma Ramirez.
- Total amount of fines \$650.00 and \$30.00 recording fees for a total of \$680.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Request  
Order  
Aff of CM  
Aff of Non Comp

Tax Card

Email

3 Criteria

Administrative Costs

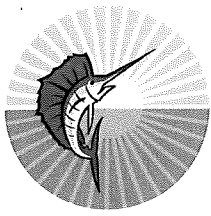
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### **Form Review**

Form Started By: Colleen Greer

Started On: 12/09/2020 12:04 PM

Final Approval Date: 12/10/2020



THE SUNRISE CITY  
**FORT PIERCE**  
 CODE ENFORCEMENT

Florida

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

Date:	11/28/2020				
Property address:	1908 Oleander Blvd Fort Pierce FL. 34950				
Owner(s) of record:	Vilma Ramirez				
Mailing address:	1908 Oleander Blvd. Fort Pierce FL. 34950				
Property tax ID #:	2415 - 703 - 0164 - 000/5				
Original purchase date:	12/16/2019	Original purchase price: \$190,000			
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:	Vilma Ramirez			Relationship to owner(s)	
Telephone #:				Mobile phone #:	828-205-6938
E-mail:	Vilma.domingo1972@gmail.com			Preferred contact method:	
What are owner(s) intentions for property:	Personal Family property				
Amount of Lien:	\$650.00			Date Fine Initiated:	10/28/2020
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

\$ 650

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 650

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Vilma Ramirez  
 Signature of Owner or Representative

11/30/20  
 Date

Vilma Ramirez  
 Printed Name

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1908 Oleander Blvd. 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 administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and understand that the Special Magistrate will make the final determination.

I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Vilma Ramirez      11/30/2020      Vilma Ramirez  
Signature of Owner or Representative      Date      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 the City Commission for final determination.

Margaret M. Amuz      12/9/20      Margaret M. Amuz  
City Representative      Date      Printed Name



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

**CASE #: 20-0529**

Violator: VILMA RAMEIREZ  
 ZACARIAS PUENTES  
 1908 OLEANDER BLVD  
 FT PIERCE, FL 34950

Property Address: 1908 OLEANDER AVE  
 Tax ID #: 2415-703-0164-000/5

Legal Description: SUNRISE ESTATES BLK 14 LOT 9 (OR 3218-1015)

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


JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4757547 09/23/2020 12:18:32 PM  
 OR BOOK 4480 PAGE 69 - 69 Doc Type: ORD  
 RECORDING: \$10.00

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on September 16, 2020, 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 VILMA RAMEIREZ/ZACARIAS PUENTES 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 name violator is ordered to take the following corrective actions:
  - a. Remove the boxes, lamps, tables, tires, buckets, and all other miscellaneous items from under the carport. Place them in an enclosed shed or an enclosed garage.
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 per day.
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 Special Magistrate of the City of Fort Pierce, Florida, imposing a 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.

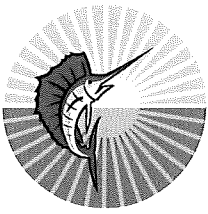
**DONE AND ORDERED** this 18<sup>th</sup> day of September, 2020, **Nunc pro tunc**  
**September 16, 2020.**

  
 Fran Ross, Esq, Special Magistrate

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

18<sup>th</sup> DAY OF September 2020.

  
 Colleen Greer, Code Enforcement Clerk



THE SUNRISE CITY  
**FORT PIERCE**  
CODE ENFORCEMENT

*Florida*

**AFFIDAVIT OF COMPLIANCE**

RE: 1908 OLEANDER AVE  
CASE NO: 20-00000529

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4777455 11/06/2020 12:50:55 PM  
OR BOOK 4504 PAGE 1329 - 1329 Doc Type: AFF  
RECORDING: \$10.00

IN THE MATTER OF: VILMA RAMEIREZ/ZAC PUENTES  
1908 OLEANDER BLVD  
FT PIERCE, FL 34950

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

That I have personally examined the property described above and find that said property is now in compliance with all the items listed in the Special Magistrate's order dated September 16, 2020, as of this date: November 3, 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   4496   Page   2247  .   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.

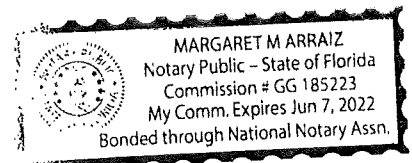
DATED this   4th   day of   November  , 20   20  .

Chad Dawson, Code Enforcement Officer

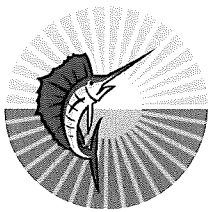
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
this   4th   day of   November  , 20  20  .

  Margaret M. Arraiz    
NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:



**AFFIDAVIT OF NON-COMPLIANCE**

RE: **1908 OLEANDER AVE**

CASE NO: **20-00000529**

IN THE MATTER OF: VILMA RAMEIREZ  
 ZACARIAS PUENTES  
 1908 OLEANDER BLVD  
 FT PIERCE, FL 34950

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

That I have personally examined the property described in the Special Magistrate's order dated September 16, 2020, 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 City of Fort Pierce, Florida, as of this date: 10/21/2020.

In accordance with the Order of Violation recorded in Book 4480  
 Page 69, fines in the amount of \$50.00 shall commence on this

FURTHER AFFIANT SAYETH NOT.

DATED this 21st day of October, 20 20.

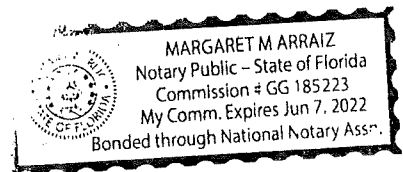
*CD*

Chad Dawson, Code Enforcement Of

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 21st day of October, 20 20.

*Margaret M Arraiz*  
 NOTARY PUBLIC – STATE OF FLORIDA



MY COMMISSION EXPIRES:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4771397 10/23/2020 02:27:31 PM  
 OR BOOK 4496 PAGE 2247 - 2247 Doc Type: AFF  
 RECORDING: \$10.00

### Property Identification

Site Address: 1908 OLEANDER BLVD Use Type: 0100 Parcel ID: 2415-703-0164-000-5 Jurisdiction: Fort Pierce Account #: 25057 Map ID: 24/15S Sec/Town/Range: 15/35S/40E Zoning: SF Low Den

### Ownership

Vilma Ramirez  
Zacarias Mendoza Puentes  
1908 Oleander BLVD  
Fort Pierce, FL 34950

### Legal Description

SUNRISE ESTATES BLK 14 LOT 9

### Current Values

Just/Market: \$141,900 Assessed: \$141,900 Year  
Exemptions: \$0 Taxable: \$141,900 2020 \$141,900  
2019 \$114,000  
2018 \$104,300

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$141,900	\$141,900	\$0	\$141,900
2019	\$114,000	\$92,565	\$0	\$92,565
2018	\$104,300	\$84,150	\$0	\$84,150

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-2019	4356 / 1837	0001	WD	Novas Gonzalo	\$190,000
06-01-2016	3893 / 0001	0112	DE	Reyes Maria	\$100
07-14-2010	3218 / 1015	0112	SP	US Bank National Assoc	\$30,000

### Primary Building Information

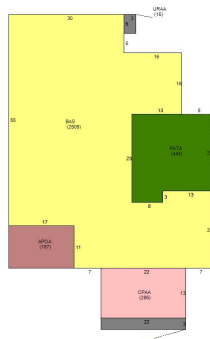
Finished Area of this building: 2,509 SF  
Gross Sketched Area: 3,507 SF

#### Exterior Data

View: Roof Cover: Tar & Gravel Roof Structure: Flat/Shed Building Type: HC-  
Year Built: 1957 Frame: Grade: C- Effective Year: 1970  
Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

#### Interior Data

Bedrooms: 3 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
Full Baths: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



### Total Areas

Finished/Under Air (SF):	2,509
Gross Sketched Area (SF):	3,507
Land Size (acres):	0.25
Land Size (SF):	10,846
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	600	1957
WOOD FEN 6'	1	221	2017

## Colleen Greer

---

**From:** Vilma Ramirez <vilmadomingo1972@gmail.com>  
**Sent:** Sunday, December 06, 2020 11:14 PM  
**To:** Colleen Greer; Peggy Arraiz  
**Subject:** 1908 Oleander Blvd  
**Attachments:** 20201130\_230438.jpg; 20201130\_230428.jpg

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. .

Good evening,

In regards to the 1908 Oleander Blvd, Fort Pierce, FL 34950 property, i received both october and September notices through the mail significantly late without enough time to take necessary action in order avoid the violation. I would like to dispute this case since i was not given enough time as i believe the time frame was unjust. Attached is request for a reduction/rescindment of code enforcement fine documents.

Best regards



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

Case #: 20-0529

Address: 1908 Oleander  
Blvd.

Hearing Date: 12/16/2020

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

minor

**2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S):**

Removed the vehicles from the grassy area prior to the order being issued.  
Corrected the remaining violation but it was after the fines began.

**3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR:**

none

# Administrative Cost Estimator

12/10/2020

Property Address: 1908 Oleander Ave (20-0529)

Date case originated: 2/25/2020

Date case complied: 11/3/2020

Total time: 8 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:           

## Mailing Expense

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

Photographs (per page)	\$0.50	<u>22</u>	\$11.00
------------------------	--------	-----------	---------

Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>3</u>	\$30.00
---	---------	----------	---------

Months Open	\$50.00	<u>8</u>	\$400.00
-------------	---------	----------	----------

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
-------------------------	---------	----------	---------

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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

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>          </u>	\$0.00
-------------------	----------	-------------------	--------

Fee set by the City Commission

**Total Estimated Cost: \$1,098.30**

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**Information**

**SUBJECT:**

18-0093 Lien Red.	135 N 15th Street	JBM Properties TELEPHONE CONFERENCE	Margaret Arraiz
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**CASE INFORMATION:**

Case Initiated:	January 10, 2018	Type of Presentation:	Lien Reduction
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**OWNER:**

<b>PREVIOUS OWNER:</b> Stacee Lam 135 N 15th Street Ft. Pierce, FL 34950	<b>CURRENT OWNER:</b> JBM Properties LLC 12723 Ashley Falls Drive San Diego, FL 92130
---	--

**VIOLATIONS:**

IPMC 302.7 Accessory Structure  
IPMC 304.2 Protective Treatment  
Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage

**FINDINGS/ORDER:**

March 21, 2018 Special Magistrate Ross found Stacee Lam responsible for the violations and gave her 15 days to comply or a fine of \$50.00 per day would be assessed.

**ACTION DATES:**

April 27, 2018 an inspection was made, the property was not in compliance and the fines began.  
August 31, 2018 an Order Assessing Fine and Imposing Lien was recorded.  
November 12, 2020 an inspection was made, the property is now in compliance, the fines stopped.  
December 4, 2020 received Request for a Reduction or Rescindment from Mr. John Benmoshe.

The total fines are \$46,540.00 (\$40.00 recording fee).

**RECOMMENDATION:**

Staff agrees to the proposed reduction of the lien to \$3,000.00 in accordance with the criteria set by the City Commission.

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**Attachments**

Request  
Lien

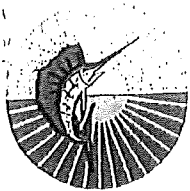
Order  
Aff of CM  
Aff of Non Comp  
Tax Card  
7 Criteria  
Administrative Costs

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## **Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 12/10/2020

Started On: 12/07/2020 12:58 PM



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

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

Date:	12/4/2020		
Property address:	135 N 15TH ST FORT PIERCE FL 34950		
Owner(s) of record:	JBM PROPERTIES LLC		
Mailing address:	12723 ASHLEY FAWS DR SAN DIEGO CA 92130		
Property tax ID #:	2409-510-0012-000/4		
Original purchase date:	3/12/2018	Original purchase price:	\$11,000-
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:	JOHN BENMOSHE	Relationship to owner(s)	SELF
Telephone #:	201-681-3003	Mobile phone #:	201-681-3003
E-mail:	JBENMOSHE@ALPINEBANKER.COM	Preferred contact method:	PHONE
What are owner(s) intentions for property:	RENTAL		
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

\$ 41,180-

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 38,180-

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,000-

Signature of Owner or Representative

12/4/2020  
 Date

YARROW JOHN BENMOSHE  
 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: 135 N 15<sup>TH</sup> ST FORT PIERCE FL 34950

Property Owner: JBM PROPERTIES LLC

Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Telephone #: 201-681-3003 Cell Phone #: 201-681-3003

E-Mail Address: JBENMOSHE@ALPINEBANKER.COM

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

I, YARRON JOHN BENMOSHE, 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:

WHEN I FIRST PURCHASED THE PROPERTY OF  
135 N 15TH ST FORT PIERCE, I INHERITED THE  
CODE ENFORCEMENT VIOLATIONS, AND LIENS. AFTER  
EXTENSIVE RENOVATIONS AND PERMITS I  
FINALLY COMPLETED RENOVATIONS AND ALL  
VIOLATIONS ARE IN COMPLIANCE. I RESPECTFULLY  
AM REQUESTING A REDUCTION OF THE CODE ENFORCEMENT  
LIEN TO A BALANCE OF \$3,000 - THANK YOU

Date: 12/4/2020

Signed: 

Print Name: \_\_\_\_\_

STATE OF ~~FLORIDA~~ California

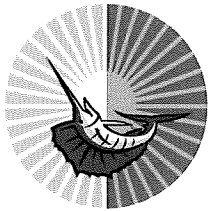
COUNTY OF ~~ST. LUCIE~~ San Diego

PERSONALLY APPEARED before me, the undersigned authority Yarron John Benmoshe 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 CA Drivers License as identification.

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



Kenneth C. Shook  
Notary Public, State of ~~Florida~~ California



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

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

Case # 18-0093

Violator: STACEE LAM  
135 N 15<sup>TH</sup> STREET  
FT PIERCE, FL 34950

Property Address: 135 N 15<sup>TH</sup> ST  
Tax ID #: 2409-510-0012-000/4  
Legal Description: KILLER'S S/D BLK A LOT 12 (OR 1579-2554)


Violation of Section(s): IPCM 302.7 Accessory Structure, IPCM 304.2 Protective Treatment Section 16-46, 16-47, 16-48 (1) (5) Outside Storage.

**THIS CAUSE** having come before the Special Magistrate pursuant to Florida Statute 162.09 on March 21, 2018 upon notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated March 21, 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 April 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 30th day of August, 2018.

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

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

DATED: 8/30/18

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 # 4475273 03/31/2018 09:43:57 AM  
OR BOOK 4175 PAGE 2666 - 2686 Doc Type: ORD  
RECORDING: \$10.00



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

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4415419 03/23/2018 09:47:53 AM  
OR BOOK 4111 PAGE 2083 - 2083 Doc Type: ORD  
RECORDING: \$10.00

**CASE #: 18-0093**

Property Address: 135 N 15TH ST  
Tax ID #: 2409-510-0012-000/4  
Legal Description: KILLER'S S/D BLK A LOT 12 (OR 1579-2554)

Violator: STACEE LAM  
135 N 15TH STREET  
FT PIERCE, FL 34950

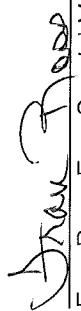
RE: Violation of Section(s): IPMC 302.7 Accessory Structure, IPMC 304.2 Protective Treatment, Section 16-46, 16-47, 16-48 (1)(5) Outside Storage.

**ORDER DETERMINING VIOLATION**

**THIS CAUSE** came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 21, 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 STACEE LAM failed to repair the fence, paint the bare peeling areas, and remove the pile of trash debris from the front yard 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 failed to appear and is deemed to have admitted guilt.
2. 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.
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 23rd day of March, 2018, nunc pro tunc **March 21, 2018**.

  
\_\_\_\_\_  
Fran Ross, Esq., Special Magistrate

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

23rd DAY OF March, 2018.

  
\_\_\_\_\_  
Colleen Greer, Code Enforcement Clerk



AFFIDAVIT OF COMPLIANCE

RE: 135 N 15TH ST  
 CASE NO: 18-00000093

IN THE MATTER OF: STACEE LAM  
 135 N 15TH STREET  
 FT PIERCE, FL 34950

BEFORE ME, the undersigned authority, personally appeared Administration, 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 March 21, 2018, as of this date: November 12, 2020.

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

Stop the accumulation of fines as imposed by an Affidavit of Non-Compliance recorded in Book 4129 Page 152. **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.

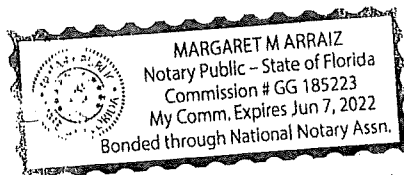
DATED this 12 day of November, 2020.

  
 \_\_\_\_\_  
 Administration, Code Enforcement Officer

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

SWORN TO and SUBSCRIBED before me  
 this 12<sup>th</sup> day of November, 2020.

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



MY COMMISSION EXPIRES:



AFFIDAVIT OF NON-COMPLIANCE

RE: 135 N 15TH ST

CASE NO: 18-00000093

IN THE MATTER OF: STACEE LAM  
 135 N 15TH STREET  
 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 March 21, 2018, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 302.7 Accessory Structure, IPMC 304.2 Protective Treatment, Section 16-46, 16-47, 16-48 (1)(5) Outside Storage of the Code of the City of Fort Pierce, Florida, as of this date: April 27, 2018.

In accordance with the Order of Violation recorded in Book 4111 Page 2083, fines in the amount of April 27, 2018 shall commence on this date.

FURTHER AFFIANT SAYETH NOT.

DATED this 27 day of April, 2018.

Heather Debevec, Code Enforcement Officer

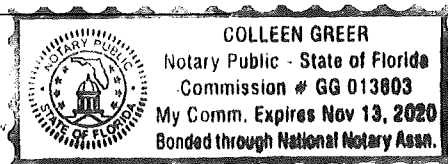
STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
 SAINT LUCIE COUNTY  
 FILE # 4422318 05/07/2018 03:00:08 PM  
 OR BOOK 4119 PAGE 152 - 152 Doc Type: AFF  
 RECORDING: \$10.00

SWORN TO and SUBSCRIBED before me  
 this 27th day of April, 2018.

NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES:



**Property Identification**

Site Address: 135 N 15th ST Parcel ID: 2409-510-0012- Account #: 21501 Sec/Town/Range: 09/35S/40E  
 Use Type: 0100 Jurisdiction: Fort Pierce 000-4 Map ID: 24/09N Zoning: SF Moderat

**Ownership**

JBM Property Management LLC  
 694 Terrace DR  
 Paramus, NJ 07652

**Legal Description**

KILLER'S S/D BLK A LOT 12 (OR 4111-1763)

**Current Values**

Just/Market: \$39,200 Assessed: \$39,200  
 Exemptions: \$0 Taxable: \$39,200

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$39,200	\$39,200	\$0	\$39,200
2019	\$39,300	\$39,300	\$0	\$39,300
2018	\$43,500	\$38,199	\$0	\$38,199

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-23-2018	4111 / 1763	0001	WD	Ocean of Success LLC	\$11,000
02-22-2018	4111 / 1761	0001	WD	Lam Stacey	\$10,000
12-13-2013	3592 / 0978	0112	SP	Federal National Mortgage Assoc	\$21,000

**Primary Building Information**

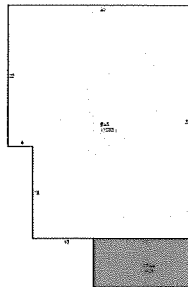
Finished Area of this building: 1,080 SF  
 Gross Sketched Area: 1,208 SF

**Exterior Data**

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD  
 Year Built: 1926 Frame: Grade: D Effective Year: 1950  
 Primary Wall: Wood no Sh Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 3 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 1 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: Double Pine



**Total Areas**

Finished/Under Air (SF):	1,080
Gross Sketched Area (SF):	1,208
Land Size (acres):	0.18
Land Size (SF):	7,750
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1999
CHAINLINK 4'	1	395	1999



LIEN REDUCTION REQUEST HEARING  
RULE 17 CRITERIA

Case # 18-0093

Violator: STACEE LAM

Address:135 N 15TH ST

1.) The gravity or seriousness of the violation	Moderate
2a.) Any and all actions taken by the violator to correct the violation(s); OR	None
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	New owner repaired fence, removed debris and painted the house.
3.) The length of time necessary to bring the property into compliance	Fines started 4/27/2018 and ended 11/12/2020. Total time 2 years and 7 months 8 days
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	Stacee Lam became owner February 2018. No recorded violations prior to case #18-0093
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition	2 violations prior to this case that were complied by the City.
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 pending violation proceedings on the subject property or any other property within the City owned by the respondent	Building department also has a lien on this property.

# Administrative Cost Estimator

12/10/2020

Property Address: 135 N 15th Street (18-0093)

Date case originated: 1/10/2018

Date case complied: 11/12/2020

Total time: 34 months

## Number of Hearings

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

## Mailing Expense

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

Photographs (per page)	\$0.50	<u>4</u>	\$2.00
------------------------	--------	----------	--------

Filing Fees (add 1 fee for Release of Lien)	\$10.00	<u>6</u>	\$60.00
---	---------	----------	---------

Months Open	\$50.00	<u>34</u>	\$1,700.00
-------------	---------	-----------	------------

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
-------------------------	---------	----------	---------

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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

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
-------------------	----------	----------	----------

Fee set by the City Commission

**Total Estimated Cost: \$2,669.30**

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**Information**

**SUBJECT:**

19-1470 Building	428 N 20th Street	Randolph, Curtis	Shaun Coss
---------------------	-------------------	------------------	------------

**CASE INFORMATION:**

Case Initiated:	June 11, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Curtis Randolph 7807 Sebastian Road Ft Pierce, FL 24951	<b>OCCUPIED BY:</b>
--	---------------------

**VIOLATIONS:**

- IPMC 304.7 Roofs and Drainage
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 604.3 Electrical System Hazards
- IPMC 304.2 Protective Treatment

**FINDINGS/ORDER:**

- Order Determining Violation - October 15, 2019
- Notice of Extension Time (90 days) - December 31, 2019
- Affidavit of Non-Compliance - March 30, 2020

**ACTION DATES:**

1. October 15, 2019 - Special Magistrate Ross found Curtis Randolph responsible for the violations and an order was issued providing 60 days to obtain permitting and address violations or a fine of \$100.00 per day may begin to accrue
2. December 31, 2019 - a Notice of Extension of Time (90 days) was provided.
3. March 30, 2020 - an inspection revealed that an electrical permit was applied for, but never issued. No other permits have been applied for, and no re-inspections have been requested for any complied issues.
4. March 30, 2020 - Affidavit of Non-Compliance was issued and a fine of \$100.00 per day began to accrue. As of May 11, 2020 fines total, \$4,230.00, which includes \$30.00 of recording fees.

**RECOMMENDATION:**

To be determined.

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## **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 11/18/2020

Started On: 11/18/2020 09:04 AM

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**Information**

**SUBJECT:**

19-2386 Building	1604 N 18th Street	Randolph, Tommie & Curtis	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 22, 2019	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Tommie Randolph Curtis Randolph 1712 Avenue O Ft Pierce, FL 34950	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

IPMC 304.7 Roofs and Drainage  
IPMC 305.3 Interior Surfaces  
IPMC 304.13.1 Glazing  
IPMC 605.2 Electrical Receptacles  
Section 5-1.105.1 Permit Required

**FINDINGS/ORDER:**

Order Determining Violation - November 21, 2019  
Notice of Extension of Time (90 days) - January 9, 2020  
Affidavit of Non-Compliance - April 28, 2020

**ACTION DATES:**

1. Special Magistrate Hearing - November 19, 2019 - owner was found responsible for the violations and provided 60 days to obtain permits to correct violations or a fine of \$100.00 may begin to accrue.
2. A 90 day extension was provided on January 9, 2020.
3. Upon inspection on April 28, 2020, no permits have been obtained, and no re-inspections have been requested for complied items. An Affidavit of Non-Compliance was recorded, and fines began.

**RECOMMENDATION:**

To be determined.

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## Form Review

Form Started By: Elizabeth Beck  
Final Approval Date: 11/18/2020

Started On: 11/18/2020 09:04 AM

**Special Magistrate Hearing**

**10. A.**

**Meeting Date:** 12/16/2020

**Re:** Case # 20-1981 - PV Holding Corp

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

**Information**

**SUBJECT:**

20-1981 PK	South Causeway Park	PV Holding Corp	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 30, 2020	Type of Presentation:	Citation
First hearing	November 18, 2020	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	

**OWNER:**

OWNER: PV Holding Corp	LIEN HOLDER: The Bank of New York Mellon Trust Company
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7160PK	34-35 Parking on Right of Way (S)	\$50.00	\$0.00	\$0.00	\$50.00

**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: Chad Dawson  
Final Approval Date: 11/30/2020

Started On: 10/21/2020 08:38 AM

**Special Magistrate Hearing**

**10. B.**

**Meeting Date:** 12/16/2020

**Re:** Case # 20 - 0970 - 2608 S US Highway 1

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

**Information**

**SUBJECT:**

20-0970 CE	2608 S US Highway 1	Kelly (TR), Mary TELEPHONE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 24, 2020	Type of Presentation:	Regular
First hearing	October 07, 2020	Respondent was contacted via telephone. Special Magistrate cont. case until Nov. 04, 2020.	
Second hearing	November 4, 2020	Case continued until December 16, 2020.	

**OWNER:**

OWNER: Mary Kelly (TR) 1102 SE Mitchell Ave #202 Port St. Lucie, FL 34952	TENANT: N/A
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**VIOLATIONS:**

Section 15-3(b) – Removal of signs.  
IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Please remove all signage and advertisement to the vacated business.
2. Please pressure wash the ramp walk way.
3. Please paint the front sign poles, front lamp by the road, and the back of the building.

**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: 11/30/2020

Started On: 07/09/2020 10:46 AM



**Special Magistrate Hearing**

**10. C.**

**Meeting Date:** 12/16/2020

**Re:** Case # 20-0883 - 2608 S US Highway 1

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

**Information**

**SUBJECT:**

20-0883 CE	2608 S US Highway 1	Kelly (TR), Mary TELEPHONE	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 24, 2020	Type of Presentation:	Regular
First hearing	October 7, 2020	Respondent was contacted via telephone. Special Magistrate cont. case until Nov. 04, 2020.	
Second hearing	November 4, 2020	Continued until December 16, 2020.	

**OWNER:**

OWNER: Mary Kelly (TR) 1102 SE Mitchell Ave #202 Port St. Lucie, FL 34952	TENANT: N/A
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**VIOLATIONS:**

Section 22-187 (13) - Landscape Maintenance  
Section 16-46, 16-47, 16-48 (1)(5) - Outside Storage

**CORRECTIVE ACTIONS:**

1. Trim or remove weeds from the building, curbs, and property. Remove dead debris from the lot.
2. Remove or bring in the tires, tools, buckets, old streamer strings, pillows, blankets, clothes, trash, and other debris from the property.

**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: 11/30/2020

Started On: 07/09/2020 11:05 AM



**Special Magistrate Hearing****10. D.****Meeting Date:** 12/16/2020**Re:** Case # 20-1847 - Rucker & Bowser**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-1847 PK	102 N Indian River Drive	Rucker, Morgan Nicole & Bowser, Corey Wayne	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 11, 2020	Type of Presentation:	Citation
First hearing	November 18, 2020	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	

**OWNER:**

OWNER: Morgan Nicole Rucker Corey Wayne Bowser	LIEN HOLDER: West Lake Financial Services
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7155PK	34-35 Parking on City Right of Way (S)	\$50.00	\$0.00	\$0.00	\$50.00

**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: Chad Dawson  
Final Approval Date: 11/30/2020

Started On: 10/21/2020 10:13 AM

**Special Magistrate Hearing**

**10. E.**

**Meeting Date:** 12/16/2020

**Re:** Case # 20-2044 - 1312 Atlantic Ave

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

**Information**

**SUBJECT:**

20-2044 CE	1312 Atlantic Avenue	Smith (TR), William H	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	September 16, 2020	Type of Presentation:	Regular
First hearing	November 18, 2020	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	

**OWNER:**

<b>OWNER:</b> William H Smith (TR) Virginia R Smith (TR) 2440 Jernigan Road Fort Pierce, Fl 34945	<b>TENANT:</b> George A Jones 1312 Atlantic Avenue Fort Pierce, Fl 34950
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**VIOLATIONS:**

IPMC 302.7 - Accessory structures.

**CORRECTIVE ACTIONS:**

1. Please remove or repair fence where deterioration has occurred.

**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: 11/30/2020

Started On: 10/20/2020 11:35 AM