

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, March 17, 2021 - 9:00 a.m.

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

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

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

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

4. **PUBLIC HEARINGS - CITATIONS**

A.	20-2655 PK APPEAL	Jaycee Park	Amador, Adriana	Chad Dawson
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5. **PUBLIC HEARINGS - VIOLATION CASES**

A.	20-0904 CE	2005 Barcelona Avenue	Gandy, Edward	Heather Debevec
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B.	20-1226 CE	2005 Barcelona Avenue	Gandy, Edward	Heather Debevec
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C.	20-2319 CE	2109 Hills Court	Aguilar, Julian Aguilar, Luz Elena Lorenzo De	Heather Debevec
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D.	20-2320 CE	2107 Hills Court	Renteria, Jose Renteria, Guilermina	Heather Debevec
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E.	21-0424 CE	1309 N 19th Street	Greit LLC	Maximillion Lewis
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F.	20-1938 CE Rescheduled 3/17/21	1818 S 30th Street	Moreno, Federico, Reyes, Susana & Rodriguez, Jose L	Chad Dawson
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G.	20-1676 CE <b>CONT.</b> 3/17/21	1124 Hemlock Circle	Davis, Courtney J	Chad Dawson
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

A.	19-2390 CE Recall - Massey	1710 Sunrise Blvd	Toussaint, Michelot	Isaac Saucedo
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8. **OTHER CASES**

A.	19-738	217 N 10th Street	Lazare, Ermith	Shaun Coss
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9. **NEW BUSINESS**

10. **OLD BUSINESS**

A.	20-1254 CE	1711 N 19th Street	Keith, Willie Keith, Jeniffer J Keith, Glenn R	Heather Debevec
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B.	20-1863 CE	1301 Emerald Terrace	Emerald14 LLC	Isaac Saucedo
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C.	20-1591 CE	517 Beach Ct	Aliaga, Frederick Reconco, Ethel P.	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:** 03/17/2021**Re:** Case #20-2655**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-2655 PK APPEAL	Jaycee Park	Amador, Adriana	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	November 15, 2020	Type of Presentation:	Citation Appeal
First hearing	February 17, 2021	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> Adriana Amador	<b>PARKING VIOLATION:</b>
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**VIOLATIONS:**

Citation #	Code Section	Fine	Admin Fee	Late Fee	Total Due
7169 PK	34-35 (O) Parking Prohibited	\$50.00	N/A	N/A	\$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 find will result in the citation being forwarded to the County Court System.

**Form Review**

Form Started By: Colleen Greer

Started On: 02/02/2021 02:00 PM

Final Approval Date: 02/17/2021

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 03/17/2021

**Re:** Case #20-0904 - 2005 Barcelona Avenue

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

**Information**

**SUBJECT:**

20-0904 CE	2005 Barcelona Avenue	Gandy, Edward	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	April 17, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: EDWARD GANDY PO BOX 1212 FT PIERCE, FL 34954	
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Please remove or place in a shed the hot tub, loose items in and around it from the front yard.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec

Started On: 12/22/2020 02:47 PM

Final Approval Date: 03/11/2021

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 03/17/2021

**Re:** Case #20-1226 - 2005 Barcelona Avenue

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

**Information**

**SUBJECT:**

20-1226 CE	2005 Barcelona Avenue	Gandy, Edward	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 29, 2020	Type of Presentation:	Regular
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**OWNER:**

OWNER: EDWARD GANDY PO BOX 1212 FT PIERCE, FL 34954	
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**VIOLATIONS:**

IPMC 304.2 Protective treatment.

**CORRECTIVE ACTIONS:**

1. Pressure wash the driveway.
2. Pressure wash the front pillars as they are discolored, if this does not work then paint them.

**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: 03/11/2021

Started On: 12/22/2020 02:56 PM

**Special Magistrate Hearing**

**5. C.**

**Meeting Date:** 03/17/2021

**Re:** Case # 20-2319 - 2109 Hills Court

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

**Information**

**SUBJECT:**

20-2319 CE	2109 Hills Court	Aguilar, Julian Aguilar, Luz Elena Lorenzo De	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: JULIAN AGUILAR LUZ ELENA LORENZO DE AGUILAR 2109 HILLS CT FT PIERCE, FL 34950	
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**VIOLATIONS:**

Section 30-28(c) – Responsibility for containers

Section 24-19, 24-20, 24-21(1)(5) – Nuisance as an object / Outside storage

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Store trash, yard, and recycle bins to the side or rear of the home.
2. Bring in, remove, or place in a shed the boards, bags, containers, tarps and other loose items from the yard and carport.
3. Refrain from parking vehicles on grass in front yard.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/11/2021

Started On: 12/30/2020 01:20 PM

**Special Magistrate Hearing**

**5. D.**

**Meeting Date:** 03/17/2021

**Re:** Case #20-2320 - 2107 Hills Court

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

**Information**

**SUBJECT:**

20-2320 CE	2107 Hills Court	Renteria, Jose Renteria, Guilermana	Heather Debevec
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**CASE INFORMATION:**

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

OWNER: JOSE C & GUILLERMINA RENTERIA 6583 NW CHUGWATER CIR PORT ST LUCIE, FL 34983	TENANT: TENANT 2107 HILLS CT FT PIERCE, FL 34950
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement  
Section 24-19, 24-20, 24-21(11) – Nuisance as an object / Outside storage-indoor furniture

**CORRECTIVE ACTIONS:**

1. Refrain from parking vehicles on grass in front yard.
2. Bring in or remove the office chair from the front porch.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 03/11/2021

Started On: 12/30/2020 02:53 PM

**Special Magistrate Hearing**

**5. E.**

**Meeting Date:** 03/17/2021

**Re:** Case #21-0424 - 1309 N 19th Street

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

**Information**

**SUBJECT:**

21-0424 CE	1309 N 19th Street	Greit LLC	Maximillion Lewis
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**CASE INFORMATION:**

Case Initiated:	February 19, 2021	Type of Presentation:	Regular
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**OWNER:**

OWNER: Greit LLC P. O. Box 13175 Ft. Pierce, FL 34949	OTHER: Roy T Mildner 423 Delaware Avenue Ft. Pierce, FL 34950
OTHER: Alexzander Gonano Email: aganano@gh-law.com	

**VIOLATIONS:**

Section 125-187 (a-f) - Basic zoning districts

**CORRECTIVE ACTIONS:**

The rooming house at this location is not a permitted use within the R-4 District. Please refer to the attached Use Table. If a similar use is identified in the attached Use Table, please contact the Planning Department at 772-467-3737 to determine the proper steps needed to comply. Please have this violation corrected or a conditional use application for a permissible use submitted to the Planning Department within 15 days or March 12, 2021.

**RECOMMENDATION:**

The City requests that if the Special Magistrate finds the violation(s) exist, the violator be given 15 days to apply for a conditional use or cease operating as a rooming house or a fine of \$250.00 per day be assessed.

**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 03/09/2021

Started On: 03/05/2021 01:58 PM

**Special Magistrate Hearing****5. F.****Meeting Date:** 03/17/2021**Re:** Case # 20-1938 - 1818 S 30th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

20-1938 CE Rescheduled 3/17/21	1818 S 30th Street	Moreno, Federico, Reyes, Susana & Rodriguez, Jose L	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	September 2, 2020	Type of Presentation:	Regular
First Hearing	February 17, 2021.	Mr. Moreno called in, said he was sick, asked to be rescheduled.	

**OWNER:**

OWNER: Federico Moreno Susana Reyes Jose L Rodriguez 1818 S 30th Street Fort Pierce, FL 34947	
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**VIOLATIONS:**

Section 24-19, 24-20, 24-21 (4) – Nuisance as an object / Parking on other than pavement

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass in front yard. Please park vehicles in the designated driveway, directly on the side or in the rear of the property.

**RECOMMENDATION:**

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

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### **Form Review**

Form Started By: Chad Dawson

Started On: 12/15/2020 03:21 PM

Final Approval Date: 02/17/2021

**Special Magistrate Hearing**

**5. G.**

**Meeting Date:** 03/17/2021

**Re:** Case # 20 - 1676 - 1124 Hemlock Circle

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

**Information**

**SUBJECT:**

20-1676 CE <b>CONT.</b> <b>3/17/21</b>	1124 Hemlock Circle	Davis, Courtney J	Chad Dawson
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**CASE INFORMATION:**

Case Initiated:	August 5, 2020	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Courtney J Davis 702 N 23rd Street Fort Pierce, FL 34950	<b>TENANT:</b> Tenant 1124 Hemlock Circle Fort Pierce, FL 34950
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**VIOLATIONS:**

Sec. 24-19 - Maintenance of nuisance on property prohibited.

Sec. 24-21 – Nuisance as a condition

Section 34-35(s) – Parking prohibited on city right-of-way

**CORRECTIVE ACTIONS:**

1. Please remove vehicles from being parked over the sidewalk.
2. Please refrain from parking vehicles on the city’s right of way. Please park vehicle in the driveway, directly on the side or in the rear of the property.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Chad Dawson  
Final Approval Date: 03/10/2021

Started On: 01/19/2021 02:48 PM

**Special Magistrate Hearing**  
**Meeting Date: 03/17/2021**

**7. A.**

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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.			
9/16/2020 - Special Magistrate continued case until 12/16/2020.			
12/16/2020 - Special Magistrate continued case until 3/17/2021.			

**OWNER:**

OWNER: Michelot Toussaint Veronique Phanor 1710 Sunrise Blvd Fort Pierce, FL 34950	TENANT:
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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.
6. Multiple extensions - Balance as of 3/10/2021 \$67,070.00.

**RECOMMENDATION:**

To be determined.

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**Attachments**

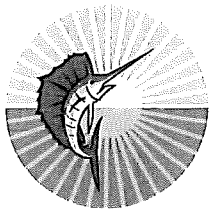
Ext  
Aff of Non Comp  
Order

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**Form Review**

Form Started By: Colleen Greer  
Final Approval Date: 01/05/2021

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



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

February 5, 2020

MICHELOT TOUSSAINT  
1710 SUNRISE BLVD  
FT PIERCE, FL 34950

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

Re: Case # 19-2390

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

Dear property owner(s):

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

This case is being rescheduled for May 6, 2020.

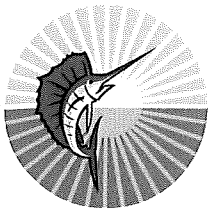
The hearing will be held at City Hall; 100 North US HWY 1, in the Commission Chambers on the 1<sup>st</sup> floor and begins at 9:00 A.M.

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

Sincerely,

Colleen Greer  
Code Enforcement Clerk

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:

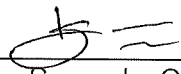
That I have personally examined the property described in the Special Magistrate's order dated December 04, 2019, in the above mentioned case and find that said property is not in compliance with Section(s) IPMC 3034.7 Roofs and Drainage of the Code of the City of Fort Pierce, Florida, as of this date: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

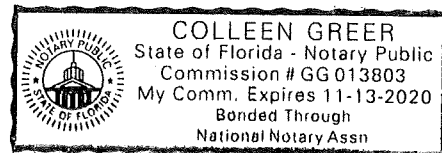
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

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:

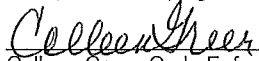
1. The above named violator has been provided notice of this hearing but has failed to appear. After consideration of the evidence presented, a default judgement in this matter is hereby entered.
2. The above name violator is ordered to take the following corrective actions:
  - a. Obtain proper permits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

19-738	217 N 10th Street	Lazare, Ermith	Shaun Coss
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**CASE INFORMATION:**

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

OWNER: Ermith Lazare 3406 Menendez Ave Ft Pierce FL 34950	OCCUPIED BY:
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**VIOLATIONS:**

Section 5-1.105.4.1.2 (2017) Expired Permits

**FINDINGS/ORDER:**

Order Determining Violation - September 18, 2019  
Affidavit of Non-Compliance - November 26, 2019  
Order Assessing Fine and Imposing Lien - July 6, 2020  
Affidavit of Compliance - January 12, 2021

**ACTION DATES:**

1. Special Magistrate Hearing - September 17, 2019 found owner responsible and gave the owner 60 days to renew permits or fines may accrue.
2. Affidavit of Non-Compliance - November 26, 2019 - owner did not renew expired permit. The 60 days allowed by the Order Determining Violation expired on November 19, 2019 and fines began to accrue on this date.
3. Permits received approved final inspections on December 12, 2019. This was not discovered until September 30, 2020. Fines were adjusted to run between November 19, 2019 to December 12, 2019. Fines total \$2,350.00 which include \$50.00 in recording fees.

**RECOMMENDATION:**

To be determined.

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**Attachments**

Lien Reduction Request

Admin Costs  
7 Criteria  
Property Card

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### **Form Review**

Form Started By: Elizabeth Beck  
Final Approval Date: 02/17/2021

Started On: 02/17/2021 01:29 PM



THE SUNRISE CITY  
**FORT PIERCE**  
 BUILDING DEPARTMENT  
*Florida*

REQUEST FOR A REDUCTION OR RESCINDMENT OF  
 BUILDING VIOLATION LIENS

Date:	11-30-20				
Property address:	217 N 10th St Fort Pierce FL 34947				
Owner(s) of record:	Ermith LAZARE				
Mailing address:	3406 menendez St Fort pierce				
Property tax ID #:					
Original purchase date:	12-3-16	Original purchase price:			
Property is used for:	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Ermith LAZARE	Relationship to owner(s):	Owner		
Telephone #:	786-317-6916	Mobile phone #:	786-377-6916		
E-mail:		Preferred contact method:			
What are owner(s) intentions for property:					
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 checked="" type="checkbox"/> Yes	If yes, what is the sale price?		

AMOUNT OF FINE / LIEN \$ 2,330.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 2,330.00

DOLLAR AMOUNT I AGREE TO PAY \$ 0

Ermith Lazare  
 Signature of Owner or Representative

11-30-20  
 Date

## REQUEST FOR REDUCTION OF PENALTY FOR BUILDING VIOLATIONS

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. For building violation liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Elizabeth Beck (772-467-3718) for cost / fees breakdown.
8. 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.
9. Return this form, the application and any other pertinent documentation to the Building Department.
10. Requests for Reduction / Rescindment of building violation liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 217 N 10th Street  
Property Owner: ERMOTH LAZARE  
Mailing Address: 3406 MENENDEZ ST Fort pierce  
Telephone #: 786-3176916 Cell Phone #: -  
E-Mail Address: -

Is the property in compliance? yes If not, please explain in the narrative of your request.

**OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION**

Property Address: 217 N 10th street

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 City Commission.

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

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

*[Signature]*  
Signature of Owner or Representative

11-30-20  
Date

**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 does not agree to process the application as requested by the signing party.

Comments:

Specific request wasn't made by applicant

*[Signature]*  
Shaun Coss, Building Department Coordinator

2/10/21  
Date

I, Ermith Lazare, 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:

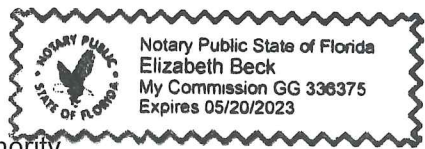
Due to my hardle ship  
I'm ASKING For a Leen Reduction.

Signed: *Ermith Lazare* Date: 12-1-20

Print Name: Ermith Lazare

STATE OF FLORIDA

COUNTY OF ST. LUCIE



PERSONALLY APPEARED before me, the undersigned authority Ermith Lazare who acknowledged before me that the information contained herein is true and correct. He or She is / is not personally known to me and has produced FL Driver's license as identification.

SWORN TO AND SUBSCRIBED before me this 1st day of December, 20 20.

*Elizabeth Beck*

Notary Public, State of Florida

# Administrative Cost Estimator

2/11/2021

Property Address: 217 N 10th Street

Date case originated: 3/18/2019

Date case complied: 12/12/2019

Total time: 8 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings:           

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>0</u>	\$0.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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.

## Building Dept. Assistant

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>          </u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Building Dept. Coordinator	\$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>0</u>	\$0.00
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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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Covers SM review and hearing time, recording secretary, building staff & management hearing time, attorney hearing time, and IT set up.

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

**Total Estimated Cost: \$1,232.74**

**LIEN REDUCTION HEARING  
CONTESTING OF FINE/NON-COMPLIANCE**

**Case No: 19-738**

**Date: February 10, 2021**

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner renewed the expired permits and eventually obtained the necessary final inspections.
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:	8 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:	5
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	21, 19 cases have been complied, 1 is Active, 1 has a lien
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The owner claims hardship.
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

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

**Property Identification**

Site Address: 217 N 10th ST  
 Sec/Town/Range: 09/35S/40E  
 Parcel ID: 2409-520-0004-000-6  
 Jurisdiction: Fort Pierce

Use Type: 0800  
 Account #: 21668  
 Map ID: 24/09N  
 Zoning: Medium Den

**Ownership**

Ermith Lazare  
 3406 Menendez AVE  
 Fort Pierce, FL 34947

**Legal Description**

LARSEN'S S/D LOT 2 (OR 4008-2267)

**Current Values**

Just/Market Value: \$45,200  
 Assessed Value: \$45,200  
 Exemptions: \$0  
 Taxable Value: \$45,200



**Total Areas**

Finished/Under Air (SF): 1,906  
 Gross Sketched Area (SF): 2,146  
 Land Size (acres): 0.16  
 Land Size (SF): 6,864

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

**Building Design Wind Speed**

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: [Download PDF](#)

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 22, 2017	4008 / 2267	0112	SP	US Bank NA (TR)	\$42,000
Jan 27, 2017	3957 / 1773	0111	CT	RCF Properties Inc	\$10,100
May 9, 2008	2971 / 1327	XX03	WD	Soleil Properties Inc	\$100
Nov 20, 2002	1624 / 1114	XX02	QC	VanWinkle Jean	\$100
Apr 1, 2002	1514 / 1954	XX01	WD	Mortgage Wholesalers Of Fl Inc	\$66,000
Feb 10, 1999	1202 / 2888	XX01	CT	Cruickshank Cephus	\$100
Sep 25, 1997	1101 / 2137	XX00	WD	Lawrence C White	\$75,000
Oct 1, 1984	0446 / 1361	XX00	CV		\$20,000
Jan 1, 1978	0281 / 1446	XX01	CV		\$0

**Building Information (1 of 2)**

Finished Area: 1,180 SF

Gross Sketched Area: 1,420 SF

**Exterior Data**

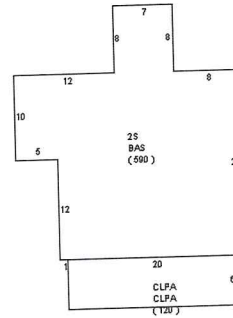
View:	Roof Cover: Sheet Metal	Roof Structure: Gable
Building Type: MFH	Year Built: 1946	Frame:
Grade: MFAQ	Effective Year: 1946	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 2	Secondary Wall:

Property Card

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: A TL/CON  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	590	590	114
BAS	BASE AREA	590	590	114
CLPA	Closed Porch Average	240	0	104

Building Information (2 of 2)

Finished Area: 726 SF

Gross Sketched Area: 726 SF

Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 1 Story

Roof Cover: Tar & Gravel  
 Year Built: 1948  
 Effective Year: 1948  
 No. Units: 1

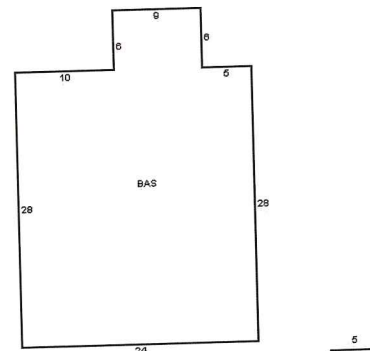
Roof Structure: Flat/Shed  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: A TL/CON  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	726	726	116

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$37,200					
Land:	\$8,000					
Just/Market:	\$45,200					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$45,200					
Exemption(s):	\$0					
Taxable:	\$45,200					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.2	Fort Pierce Stormwater Charge	\$151.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$45,200	\$45,200	\$0	\$45,200
2019	\$44,100	\$41,760	\$0	\$41,760
2018	\$16,600	\$16,600	\$0	\$16,600

**Permits**

Number	Issue Date	Description	Amount	Fee
F89000331B	Apr 1, 1989	Additions to existing construction	\$4,000	\$4,000
F89000331E	May 1, 1989	Additions to existing construction	\$100	\$100
F97-001117	Oct 9, 1997	Roof	\$1,360	\$1,360
BP17-3429	Dec 1, 2017	Electric	\$0	\$0

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty. © Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

**Special Magistrate Hearing**

**10. A.**

**Meeting Date:** 03/17/2021

**Re:** Case # 20-1254 - 1711 N 19th Street

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

**Information**

**SUBJECT:**

20-1254 CE	1711 N 19th Street	Keith, Willie Keith, Jeniffer J Keith, Glenn R	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	May 29, 2020	Type of Presentation:	Regular
First hearing date:	January 6, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	
2nd hearing	February 3, 2021	SM Ross recused herself, case assigned to SM Pelletier.	

**OWNER:**

OWNER: Willie Keith Jeniffer J Keith Glenn R Keith 1711 N 19th St Ft. Pierce, FL 34950	
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**VIOLATIONS:**

Section 22-137 (13) - Landscape Maintenance

**CORRECTIVE ACTIONS:**

1. Clean off the fence line, and trim the weeds in the back.

**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 Started By: Colleen Greer  
Final Approval Date: 02/04/2021

Started On: 02/04/2021 02:21 PM

**Special Magistrate Hearing**

**10. B.**

**Meeting Date:** 03/17/2021

**Re:** Case # 20-1863 - 1301 Emerald Terrace

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

**Information**

**SUBJECT:**

20-1863 CE	1301 Emerald Terrace	Emerald14 LLC	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	August 18, 2020	Type of Presentation:	Regular
First hearing	February 17, 2021	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: Emerald14 LLC 2210 S 34th St Fort Pierce, FL 34947	REGISTERED AGENT: AC Construction LLC 2210 S 34th St Fort Pierce, FL 34947
REGISTERED AGENT: AMIR GREENFIELD 2210 S 34th St Fort Pierce, FL 34947	TENANT: Emerald14 LLC 1301 Emerald Terr Fort Pierce, FL 34950

**VIOLATIONS:**

Sec. 30-28. - Responsibility for containers.

Sec. 24-19 - Maintenance of nuisance on property prohibited / Sec. 24-21 – Nuisance as a condition

**CORRECTIVE ACTIONS:**

1. Please maintain garbage container doors at all times.
2. Please remove all trash located on ground by garbage container.

**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: 02/17/2021

**Special Magistrate Hearing**

**10. C.**

**Meeting Date:** 03/17/2021

**Re:** Case # 20-1591 - 517 Beach Ct

**Information**

**SUBJECT:**

20-1591 CE	517 Beach Ct	Aliaga, Frederick Reconco, Ethel P.	Isaac Saucedo
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**CASE INFORMATION:**

Case Initiated:	July 15, 2020	Type of Presentation:	Regular
1st hearing	February 3, 2021	Due to Covid 19's Declaration of Emergency, all Respondents that fail to appear are automatically granted a 2nd opportunity to be heard.	
2nd hearing	March 3, 2021	Mr. Aliaga was present but due to the lateness of the hearing rescheduled for 4/7/21.	

**OWNER:**

OWNER: FREDERICK ALIAGA ETHEL P RECONCO 517 BEACH CT FORT PIERCE, FL 34950	
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**VIOLATIONS:**

*Section 125-187(a – f) – Mobile homes prohibited*

**CORRECTIVE ACTIONS:**

1. Residents are prohibited from living in mobile homes within the ----R-1 zoning district. You are advised that no one may reside in the mobile home located on the property.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Isaac Saucedo  
Final Approval Date: 03/04/2021

Started On: 11/15/2020 04:43 PM