



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

February 14, 2021

Re: Case # 21-00000342

LARESTE JUSTIN,
1110 COLONIAL RD
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE
Tax ID #: 2409-431-0001-000/2

NOTICE OF VIOLATION

This is a notice to the parties listed above that a violation has been identified at 1301 DELAWARE AVE. The following is a list of the city codes in violation and the specific actions that must be taken to remedy the violations identified. A complete version of the Code of Ordinances can be accessed at www.cityoffortpierce.com or www.municode.com.

IPMC 302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

- Please repair shutters in front of building where deterioration has occurred.

IPMC 304.2 Protective treatment.

Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

- Please paint building where chipping or deterioration has occurred.
- Please pressure wash sidewalk in front of building where molding or staining has occurred.

C0100955

*Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablité ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.*



IPMC 304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

- Please repair all broken windows throughout property. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

The City requests that this property be brought into compliance prior to March 14, 2021. Your cooperation in this matter is greatly appreciated. If you are unable to meet this request for any reason, please contact me directly. My office hours are Sunday through Wednesday, 6 a.m. to 5 p.m.

Sincerely,



Isaac Saucedo
Code Enforcement Officer
P – 772-467-3143
EM: Isaucedo@cityoffortpierce.com



**SPECIAL MAGISTRATE
NOTICE OF VIOLATION HEARING**

Case # 21-0342
Issuing Officer: Isaac Saucedo, Code Enforcement Officer

Violator: LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE
Tax ID #: 2409-431-0001-000/2

Violation of Section(s): IPMC 302.7 Accessory structures
IPMC 304.2 Protective Treatment
IPMC 304.13 Window, skylight and door frames

YOU ARE HEREBY notified that the Special Magistrate for the Code Enforcement Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **July 07, 2021 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Code Enforcement Officer contends that the above violation(s), more particularly described in the attachment hereto, continues to exist or did exist.

YOU ARE HEREBY noticed to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, you will be deemed to have waived your right to respond to the allegations of the violation and the Special Magistrate may make his/her decisions based solely upon the evidence presented by the Code Enforcement Officer.

If you are represented by legal counsel, your attorney must submit a Notice of Appearance no later than ten (10) days prior to the hearing.

If you are unable to attend the hearing in person but wish to attend by a telephone conference, you must contact the Special Magistrate Clerk at least one week prior to the hearing.

If you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, the Special Magistrate may impose a fine not to exceed \$5,000 per violation.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the Special Magistrate with respect to any matter considered at its hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Please be advised that the procedures of the Special Magistrate are governed by the Code of the City of Fort Pierce, Florida and the Rules of Procedure for the Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Code Enforcement Division.

Please govern yourself accordingly.

By: Margaret M. Arraiz
Margaret M. Arraiz, Code Compliance Manager
(772) 467-3720

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, LARESTE JUSTIN, 1110 COLONIAL RD, FT PIERCE, FL 34950 on this 7th day of June, 2021.

By: Katherine Calderon
Katherine Calderon, Special Magistrate Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. /

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

1301 DELAWARE AVE 21-342 SM 7/7 /KC 06/03/2021



9590 9402 6380 0303 0246 90

2. Article Number (Transfer from service label)

7020 0090 0000 6964 2056

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J Lareste*

Agent

Addressee

B. Received by (Printed Name)

DJC-57 CIA

C. Date of Delivery

6-10-21

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below:

No

JUN 15 2021

CITY OF FORT PIERCE
 COMMUNICATIONS

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida

September 21, 2021

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE
Tax ID #: 2409-431-0001-000/2
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4
OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV
77.32 FT FOR POB,

Re: Case # 21-0342

Code section(s) in violation: IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective
treatment; IPMC 304.13 – Window, skylight and door frames

Dear Property Owner(s):

This correspondence is to inform you that the property referenced above continues to be in violation
of the Special Magistrate Order (copy attached) and the fine of \$150.00 a day continues to accrue.

If you would like to contest this fine or disagree with the findings of non-compliance, then you must
respond in writing, stating a detailed reason as to why you disagree. This correspondence must be
received by our office within twenty (20) days from the date of this letter.

If we receive a response from you, then your case will be scheduled before the Special Magistrate for
a hearing. If we do not hear from you within the twenty (20) days, a lien will be entered on the
property.

If you have any questions, please contact our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz
Code Compliance Manager
EM: parraiz@cityoffortpierce.com

C0105637



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

CASE #: 21-0342

Violator: JUSTIN, LARESTE
1110 COLONIAL RD
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE
Tax ID #: 2409-431-0001-000/2
Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR POB,

RE: Violation of Section(s): IPMC 302.7 Accessory structures
IPMC 304.2 Protective Treatment
IPMC 304.13 Window, skylight and door frames

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on July 07, 2021, 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 JUSTIN, LARESTE 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. Repair shutters in front of building where deterioration has occurred.
 - b. Paint building where chipping or deterioration has occurred.
 - c. Pressure wash sidewalk in front of building where molding or staining has occurred.
 - d. Repair all broken windows throughout the property. A permit may be required. If you have any questions, please contact the Building Department at 772-467-3718.
3. In the event the violation is not remedied within 15 days after the date of this Order, there shall be imposed a fine pursuant to Section 162.09, Fla. Stat., at a daily, cumulative rate of \$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 9th day of July, 2021.

Fran O. Ross
Fran O. Ross, Esq., Special Magistrate

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

9th DAY OF July, 2021.

Katherine Calderon
Katherine Calderon, Code Enforcement Clerk



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT

Florida



December 15, 2021

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Property address: 1301 DELAWARE AVE
Tax ID #: 2409-431-0001-000/2
Legal description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4
OF SW 1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV
77.32 FT FOR POB,

Re: Case # 21-0342

Code section(s) in violation: IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective
treatment; IPMC 304.13 – Windows, skylight and door frames

Dear property owner(s):

Attached please find a copy of the Order Assessing Fine and Imposing Lien on the above referenced
property which has been recorded in the public records of St. Lucie County, Florida. Since you have
not complied with the Special Magistrate's Order in a timely manner, the penalty of **\$13,070.00** has
accrued and continues to accrue at **\$150.00** per day until the property comes into compliance.

If there is no compliance and/or the outstanding penalty is not paid within three (3) months of the
date of recording, this lien may be subject to foreclosure proceedings and the property sold to
enforce the penalty.

If you have any questions regarding what needs to be done to bring the property into compliance,
please contact our office at (772) 467-3720.

Sincerely,

Margaret M. (Peggy) Arraiz
Director of Community Response
EM: parraiz@cityoffortpierce.com

C0107465



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

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

Case # 21-0342

Violator: LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Property Address: 1301 DELAWARE AVE

Tax ID #: 2409-431-0001-000/2

Legal Description: 9 35 40 FROM 40 FT S AND 180 FT W OF NE COR OF E 1/2 OF NE 1/4 OF SW
1/4 OF SE 1/4, TH S 87 51 44 E ALG S R/W LI OF DELAWARE AV 77.32 FT FOR
POB,

Violation of Section(s): IPMC 302.7 – Accessory structures; IPMC 304.2 – Protective treatment; IPMC
304.13 – Windows, skylight and door frames

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon
notification by the Code Enforcement Officer that the Special Magistrate's Order herein dated July 09, 2021
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 \$150.00 from September 20, 2021 and a like sum thereafter for each day the violation continues. A
certified copy of this Order may be recorded in the public records of St. Lucie County and shall thereafter
pursuant to Florida Statute 162.09(3) constitute a lien against the above described property and upon any
other real or personal property owned by the violator.

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

DONE AND ORDERED this 16th day of November, 20 21.

Fran O. Ross
Fran O. Ross, Esq., Special Magistrate

ATTEST:

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

I HEREBY CERTIFY THAT THIS IS A TRUE
AND CORRECT COPY OF THE ORIGINAL.

Amida W. Cox
CITY CLERK

(CITY SEAL)

11/17/2021
DATE