



October 18, 2021

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

Case #: 21-00002803

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

RE: Stop Work Order – 1305 DELAWARE AVE

Pursuant to the City of Fort Pierce Code of Ordinances, Florida Building Code Section 115.1, a Stop Work Order has been issued. The following is a list of specific actions that must be taken to remedy the violation(s) at this location:

1. Obtain a permit for renovations being done, including roof and rafters without a permit.

Completing the actions above will cure the violation(s) of City Ordinance:

FBC 105.1

Permit Required

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Failure to comply with the above requirements within 30 days from the date of this letter may cause the case to be forwarded to the Special Magistrate. Please note that it is your responsibility to contact our office when this violation has been brought into compliance. Should you have questions regarding this matter, you may contact the Building Department Administrative Assistant at (772) 467-3718 or ebeck@cityoffortpierce.com. Your cooperation in this matter is greatly appreciated.

Sincerely,

Logan Winn
Building Department Investigator/Inspector

In addition to furnishing this notice to the above-named violator by first class mail, copies of this notice have been furnished by first class mail to:



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

**SPECIAL MAGISTRATE
NOTICE OF VIOLATION HEARING**

Case #: 21-00002803
Issuing Officer: Logan Winn, Building Department Investigator
Violator: LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950
Property Address: 1305 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): FBC 105.1 (2017) Permit Required

YOU ARE HEREBY notified that the Special Magistrate for the Building Department of the City of Fort Pierce has scheduled the above referenced matter for hearing on **March 15, 2022 at 9:00 a.m.** in the City Hall Commission Chambers located at 100 North U.S. # 1, Fort Pierce, Florida. The Building Department Investigator 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 Building Department Investigator.

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 either a telephone conference or video conference, you must contact the Building Department Administrative Assistant 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.

Any decision of the Special Magistrate may be appealed to the Circuit Court of St. Lucie County. A verbatim transcript of the hearing is necessary for an appeal. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR THE PRODUCTION OF THE SAME THROUGH A WRITTEN REQUEST FILED WITH THE BUILDING DEPARTMENT CLERK.

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 Code Enforcement Board and Special Magistrate. A copy of the Rules of Procedure may be obtained upon request from the Building Department.

Please govern yourself accordingly.

By: 
Shaun Coss, Building Department Coordinator
(772) 467-3187

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 11th day of February, 2022.

By: 
Elizabeth Beck, Building Department Administrative Assistant

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. Article Addressed to:

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950



9590 9402 6948 1104 6767 58

2. Article Number (Transfer from service label)

7014 2120 0003 5292 1403

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Justin Lareste

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (over \$500)

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

1305 Delaware Ave 3/15

Domestic Return Receipt



May 23, 2022

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Property address: 1305 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 # 21-00002803

Code section(s) in violation: FBC 105.1 (2020) Permit Required

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 \$100.00 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 do not hear from you within the twenty (20) days, an Order Assessing Fine and Imposing Lien will be presented for review and approval by the Special Magistrate on June 21, 2022 and a lien will be entered on the property.

If you should have any questions, please contact our office at (772) 467-3712.

Sincerely,

Elizabeth Beck
Building Department Administrative Assistant
Ebeck@cityoffortpierce.com



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

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

Case # 21-00002803

Property Address: **1305 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,

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

Violation of Section(s): FBC 105.1 (2017) Permit Required

THIS CAUSE having come before the Special Magistrate pursuant to Florida Statute 162.09 upon notification by the Building Department Investigator that the Special Magistrate's Order herein dated March 16, 2022 was not complied with by the date set forth therein, and being otherwise advised in the premises, it is

ORDERED AND ADJUDGED that the violator shall pay a daily fine as provided in such order in the sum of \$100.00 from May 23, 2022 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 a Certified Copy of 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 22nd day of June, 2022.

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

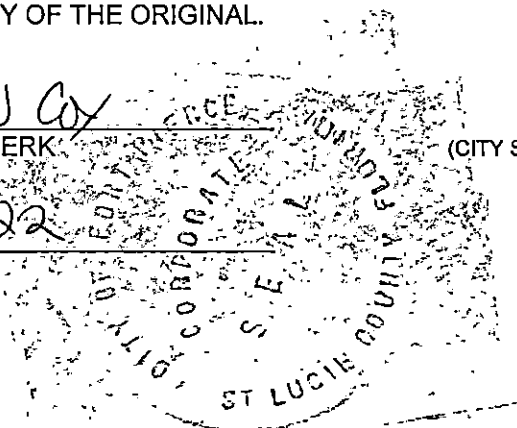
ATTEST:

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

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

Linda W. Cox
LINDA COX, CITY CLERK (CITY SEAL)

DATED: 6/23/22





June 24, 2022

Property address: 1305 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,

LARESTE JUSTIN
1110 COLONIAL RD
FT PIERCE, FL 34950

Re: Case # 21-00002803

Code section(s) in violation: FBC 105.1 (2020) Permit Required

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 **\$3,230.00** has accrued and continues to accrue at \$100.00 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 the Building Department Investigator, Logan Winn at (772) 467-3712.

Sincerely,

Elizabeth Beck
Building Department Administrative Assistant



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

CASE #: 21-00002803

Property Address: 1305 DELAWARE AVE

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

RE: Violation of Section(s): FBC 105.1 (2017) Permit Required

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on March 15, 2022, upon request of the Building Department Investigator. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that LARESTE JUSTIN failed to obtain a permit for renovations being done, including roof and rafters without a permit 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. Obtain a permit for the work performed and adhere to all conditions of the permit. A licensed contractor may be required to apply for and obtain the permit from the Building Department.
2. In the event the violation is not remedied within 60 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 \$100.00.
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 Building Department promptly at (772) 467-3712, 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 16th day of March, 20 22.

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

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

16th DAY OF March, 20 22.

Elizabeth Beck, Building Department Administrative Assistant