

Section: 5-1.105.1 Permit Required
Section: 22-22 (A), (B), (C) Basic Zoning District- Allowed Uses
Section: 22-25 (C) (8) Single-Family Intermediate Density Zone (R-2)

Board member Roderick Waller recuse himself from the case as he is still involved with the permitting and planning process. He has signed previous paperwork for his recusal and it should continue to apply to this case.

Margaret Arraiz read the facts of the case stating that the Luke's have applied for the permits; however, they were turned down. They have re-submitted the application but were denied again. They are submitting again with the changes. There has been continuous action on the case, therefore, Staff is in agreement to extend additional time.

Alane Luke was sworn in for testimony. She stated that they are doing everything they can to get this done and appreciates the Board understanding her circumstances.

Mr. Waller was sworn in for testimony. Mr. Bernetti asked him if 60 days were enough or if 120 days would be better to complete the process. Mr. Waller agreed that more time is better.

Chairwoman Minton asked what they are doing to the cargo container and he stated that they are turning it into a garage.

There being no further questions for the City or Mrs. Luke, Chairwoman Minton asked for a motion.

Motion was made by Terry Wolters, seconded by John George that David and Alane Luke be given an additional 120 days in which to remedy the violations and if not complied within that time a fine would be assessed at \$250.00 per day.

AYE: Al Bernetti, Geraldine Murphy, John George, Mary Padrick Minton, Terry Wolters
Passed

6. PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)

7. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

1.

13-2023	1002 Avenue E	Butler, Erica D	Peggy Arraiz
Case Initiated:	September 20, 2013	Type of Presentation:	Lien Reduction Request
OWNER: Erica D. Butler 2502 Mohawk Avenue Ft. Pierce, FL 34946		OCCUPIED BY:	

1. Section: 5-369 Vacant Buildings
2. Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage
3. Section: 5-73 House Numbers

Margaret Arraiz read the facts of the case into the record and went over the 7 criteria of Rule 17 of the Rules of Procedure. Ms. Arraiz stated that she met with Ms. Butler and Ms. Wells prior to the meeting and they have agreed to \$1,500.00 to settle the lien. The Board had no questions of the City at this time; therefore, Chairwoman Minton asked Ms. Butler if she had any questions of the City or the Board. She stated no, that it was a gift by her daughter and she does not reside there. Mary Wells was then sworn in for testimony and Chairwoman Minton asked her what her intention was for the property. She stated that she and a group of local investors have intentions to purchase, renovate, and sell or rent the property. There were no questions from the City or the Board. Chairwoman Minton asked for a motion.

Motion was made by Al Bernetti, seconded by John George based on the 7 Criteria of Rule 17 to recommend to the City Commission to reduce the code enforcement lien of \$66,490.00 to \$1,500.00 payable in 6 months. If approved and owner fails to pay the reduced lien in the 6 months, the lien should revert back to its original amount.

AYE: Al Bernetti, Geraldine Murphy, John George, Mary Padrick Minton, Roderick Waller, Terry Wolters

Passed

2.

13-2173	508 N. 14th Street	Mayfive Capital LLC	Peggy Arraiz
Case Initiated:	November 1, 2013	Type of Presentation:	Lien Reduction Request
PREVIOUS OWNER: Mayfive Capital LLC 8902 N Dale Mabry Hwy #200 Tampa, FL 33614		CURRENT OWNER: Royston Dass 1528 SW Abingdon Avenue Port St. Lucie, FL 34953	

1. Section: 5-369 Vacant Buildings

Margaret Arraiz read the facts of the case into the record and went over the 7 criteria of Rule 17 of the Rules of Procedure. Ms. Arraiz stated that she met with Mr. Dass prior to the meeting and discussed reducing the lien to \$1,000.00 which would cover the administration costs, however, Mr. Dass was not completely satisfied with this offer. Mr. Royston Dass was sworn in for testimony. In response to questions from the Board, Mr. Dass stated that he wanted to fix it up and rent it out and offered \$500.00 to settle the lien. He stated that this is his first piece of property and that he was aware of the lien when he purchased the property in January of this year. He further state that he has started the process of obtaining the necessary building permits.

Mrs. Arraiz informed the Board that there are 2 additional liens on this property. He has to go before Special Magistrate for one of them and go before the City Commission for a demolition lien. Mr. Bernetti asked what the hard costs were and she stated that there is approximately \$500.00 in soft costs that they could waive; therefore, the City would be willing to accept the recommendation for \$500.00. As there were no further questions, Chairwoman Minton asked if they could have a motion.

Motion was made by Roderick Waller, seconded by Geraldine Murphy based on the 7 Criteria of Rule 17 to recommend to the City Commission to reduce the code enforcement lien of \$18,050.00 to \$500.00 payable in 30 days. If approved and owner fails to pay the reduced lien in the allotted time, the lien should revert back to its original amount.