

Case Initiated:	November 24, 2014	Type of Presentation:	Massey Heariang
-----------------	-------------------	-----------------------	-----------------

PREVIOUS OWNER: Nationstar Mortgage LLC 340 Highland Drive Lewisville, TX 75067	CURRENT OWNER: Elliot S. Perry 145 Banyan Circle Jupiter, FL 33458-8847
---	---

Section(s): 5-368 (1) (3) (4) Property Maintenance.
Section(s): 5-369 Vacant Buildings.
Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage.
Section(s): 22-187 (13) (b) Landscape Maintenance.

Margaret Arraiz read the facts of the case and the 3 Criteria of Rule 16 of the Rules of Procedure. She stated that at the time the case was being prepared it was not in compliance; but as of today's date it is. The fines have stopped accumulating. Mr. Perry has worked with Officer Saucedo in complying the violations. Although, he has had other issues with the City, he has made all corrections, as well as, many more improvements. Staff would accept the administrative costs or \$1,000.00 as settlement.

Elliot Perry came forward and was sworn in. He stated that the entire project has cost much more than he anticipated. His initial intent was to live in the house but he is questionable about this after the treatment he claimed to receive from the City.

Motion was made by Roderick Waller, seconded by John George after reviewing the 3 criteria required by Rule 16 and after considering the facts they ordered the fines be reduced to \$100.00 payable within 30 days. If not paid within this time frame the fines would revert back to the original amount and a lien would be recorded at the St. Lucie County Clerk of Court's Office.

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

Passed

6. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

1.

06-2308	2802 S US Hwy 1	Nofal, Reyad	Peggy Arraiz
---------	-----------------	--------------	--------------

Case Initiated:	July 12, 2006	Type of Presentation:	Lien Reduction
-----------------	---------------	-----------------------	----------------

PREVIOUS OWNER: Amal & Thabet Hasan 2802 S. US Highway 1 Ft. Pierce, FL 34982	CURRENT OWNER: Reyad Nofal 2802 S. US Highway 1 Ft. Pierce, FL 34982
---	--

Section(s): 5-368 Property Maintenance.
 Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage.

Margaret Arraiz read the facts of the case and went over the 7 Criteria of Rule 17 of the Rules of Procedure. Mr. Reyad Nofal was sworn in for testimony. He stated that he didn't know there was a lien on the property until he tried to refinance and was denied. When he bought the property he received a clean title. After discussion between the board regarding Mr. Nofal's request, Chairwoman Minton asked for a motion.

Motion was made by Roderick Waller, seconded by John George based on the 7 Criteria of Rule 17 to waive the code enforcement lien of \$48,250.00 and reduce it to \$.00.

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

Passed

2.

14-0327	1305 Florida Avenue	Khalil, Adal	Peggy Arraiz
---------	---------------------	--------------	--------------

Case Initiated:	February 20, 2014	Type of Presentation:	Lien Reduction
-----------------	-------------------	-----------------------	----------------

PREVIOUS OWNER: Adal Khalil 101 Monaco C Delray Beach, FL 33446	CURRENT OWNER: PEP Financial LLC (TR) 2431 Atlantic Beach Boulevard Ft. Pierce, FL 34949
--	---

Code Section(s): 5-368 (1) (4) Property Maintenance.

Code Section(s): 5-369 Vacant Building.

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

Margaret Arraiz read the facts of the case and went over the 7 Criteria of Rule 17 of the Rules of Procedure. Staff received a notice of tax deed sale and has already received the money. Mr. Richard Woodin was sworn in and stated they were in agreement to this settlement offer and that he was appreciative of all the work the City does. Chairwoman Minton asked if there were any questions or further discussion; there being none she asked for a motion.

Motion was made by John George, seconded by Roderick Waller based on the 7 Criteria of Rule 17 to recommend to the City Commission to reduce the code enforcement lien of case no. 14-0327 in the amount of \$105,290.00 assessed against Pep Financial LLC (TR) to \$12,234.11.

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

Passed

3.

14-1815	2110 S 33rd Street	Chagani, Feroz A.	Peggy Arraiz
---------	--------------------	-------------------	--------------

Case Initiated:	August 27, 2014	Type of Presentation:	Lien Reduction
-----------------	-----------------	-----------------------	----------------

OWNER: Rita J & Roy D Richardson 2110 S 33rd Street Ft. Pierce, FL 34947	OCCUPIED BY: Feroz A. Chagani 1989 S US Highway 1 Ft. Pierce, FL 34950
---	---

1. Section(s): 16-46, 16-47, 16-48 (1) (5) Nuisance - Pool Barrier

Margaret Arraiz read the facts of the case and went over the 7 Criteria of Rule 17 of the Rules of Procedure. Staff received a notice of tax deed sale and has received the money. There is another code enforcement lien that has already been heard by the Special Magistrate and a lot clearing lien. Staff has offered to settle all liens with this excess fund. It would pay off the lot clearing lien and the balance would be distributed based on the percentage of total amount due. Naheed Chagani came forward and was sworn in. She stated that she was in agreement with this settlement offer. There being no questions or discussion from the board Chairwoman Minton asked for a motion.

Motion was made by John George, seconded by Al Bernetti based on the 7 Criteria of Rule 17 to recommend to the City Commission to reduce the code enforcement lien of case no. 14-1815 in the amount of \$80,790.00 assessed against Feroz A. Chagani to \$6,755.40.