

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 18, 2015 - 9:00 p.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 - VIOLATION CASES**

1.	14-1610	1123 Alameda Ave	Elias, Leo A	Janey Singer
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2.	14-2084	1611 N 13th St.	Forbes (Est), Idella B	Shaun Coss
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3.	14-2086	1404 Edgewood Terr	Olive, Charles	Shaun Coss
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4.	14-2091	1206 Orange Ave	Delicieux & Dorleans	Shaun Coss
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5.	14-2155	2905 Dunbar St.	Simonson, Robert & Franca	Shaun Coss
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6.	14-2258	606 Azalea Ave	McKenzie, Robert Jr Barbara McKenzie	Janey Singer
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7.	14-2261	606 Azalea Av	McKenzie, Robert Jr. Barbara McKenzie	Janey Singer
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8.	14-2381	3603 Wilderness Drive	Maryann Schmidt	Janey Singer
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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12-1805	1213 York Avenue	Anderson	Margaret Arraiz
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

1.

08-0545	Dade Road	Privilege Development LLC	Peggy Arraiz
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2.

11-1047	411 Avenue B	Interamerican Bank FSB	Peggy Arraiz
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3.

12-0191	702 Atlantic Avenue	FX Wilson/M Porro Investments, Inc.	Peggy Arraiz
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7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

9. **OLD BUSINESS**

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. 1.

Meeting Date: 02/18/2015

Re: 1123 Alameda Ave

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

Information

SUBJECT:

14-1610	1123 Alameda Ave	Elias, Leo A	Janey Singer	
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CASE INFORMATION:

Case Initiated:	September 12, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Leo A Elias 1123 Alameda Ave Fort Pierce FL 34982		
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VIOLATIONS:

Section: 5-368 (6) Fence Maintenance

Section: 16-46, 16-47, 16-48 (8) Nuisance – Stagnant Water

CORRECTIVE ACTIONS:

1. Please repair or replace wood fence in backyard. A permit might be required, if you have any questions, please contact the Building Department at 467-3000.
2. Pool needs to be clean at all times.

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 **\$200** per day be assessed.

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/09/2015

Started On: 02/09/2015 02:56 PM

Special Magistrate Hearing

4. 2.

Meeting Date: 02/18/2015

Re: Case #14-2084 1611 N 13th St.

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

Information

SUBJECT:

14-2084	1611 N 13th St.	Forbes (Est), Idella B	Shaun Coss	
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CASE INFORMATION:

Case Initiated:	October 20, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Idella B Forbes (Est) PO Box 1284 Ft Pierce, FL 34954	OCCUPIED BY:	
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VIOLATIONS:

Section: 22-187 (13) (b) Landscape Maintenance

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

CORRECTIVE ACTIONS:

1. Remove the vines and other vegetation that has grown onto the fence.
2. Outside storage of scrap wood and all other miscellaneous items on the side of the house is prohibited.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation(s) exist, the violator(s) be given 30 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 01/22/2015

Started On: 01/07/2015 04:19 PM

Special Magistrate Hearing

4. 3.

Meeting Date: 02/18/2015

Re: Case #14-2086 1404 Edgewood Terr.

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

Information

SUBJECT:

14-2086	1404 Edgewood Terr	Olive, Charles	Shaun Coss	
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CASE INFORMATION:

Case Initiated:	October 20, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Charles Olive 1013 N 13th St. Fort Pierce, FL 34950	OCCUPIED BY:	
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VIOLATIONS:

Section: 5-1.105.1 Permit Required

Section: 5-368 (1) (4)Property Maintenance

CORRECTIVE ACTIONS:

1. Permit 14-1927 has been rejected. Work should not have begun before the issuance of a permit. Immediately cease all work requiring a permit until you have obtained a permit.
2. Repair all fire damage that has occurred, including but not limited to the damage to the roof, exterior walls, windows, doors and ceiling.
3. Paint the structure where peeling of paint, fire damage and other deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 01/22/2015

Started On: 01/07/2015 04:03 PM

Special Magistrate Hearing

4. 4.

Meeting Date: 02/18/2015

Re: Case #14-2091 1206 Orange Ave.

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

Information

SUBJECT:

14-2091	1206 Orange Ave	Delicieux & Dorleans	Shaun Coss	
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CASE INFORMATION:

Case Initiated:	October 20, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Edson Delicieux & Marie P Dorleans 337 SW Donna Terr Port St. Lucie, FL 34984		
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VIOLATIONS:

Section: 5-368 (4) Property Maintenance

CORRECTIVE ACTIONS:

1. Paint the structure and the concrete wall along the west side of the property where peeling of paint and other deterioration has occurred.
2. The area should be painted in a workmanlike manner with walls painted a solid color.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 01/22/2015

Started On: 01/07/2015 04:12 PM

Special Magistrate Hearing

4. 5.

Meeting Date: 02/18/2015

Re: Case #14-2155 2905 Dunbar St.

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

Information

SUBJECT:

14-2155	2905 Dunbar St.	Simonson, Robert & Franca	Shaun Coss	
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CASE INFORMATION:

Case Initiated:	October 23, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Robert & Franca Simonson 1273 NW 11th St. Boynton Beach, FL 33426	OCCUPIED BY:	
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VIOLATIONS:

Section: 5-368 (1) (4) Property Maintenance

CORRECTIVE ACTIONS:

1. Repair the damaged and missing ceiling in the carport. A permit may be required; contact the Building Department at (772)467-3000 with any permitting questions you may have.
2. Pressure wash and/or paint the structure where staining and other deterioration has occurred.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 01/22/2015

Started On: 01/07/2015 03:49 PM

Special Magistrate Hearing

4. 6.

Meeting Date: 02/18/2015

Re: Case # 14-2258 606 Azalea Ave

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

Information

SUBJECT:

14-2258	606 Azalea Ave	McKenzie, Robert Jr Barbara McKenzie	Janey Singer	
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CASE INFORMATION:

Case Initiated:	November 6, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Robert McKenzie Jr. Barbara McKenzie 911 Skylark Dr. Ft. Pierce, FL 34982	OCCUPIED BY: Vacant	
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VIOLATIONS:

Section 16-46, 16-47, 16-48 (1) Nuisance as a Condition

Section: 16-46, 16-47, 16-48 (8) Nuisance – Stagnant Water

CORRECTIVE ACTIONS:

1. Pool is to be drained and secured immediately as it is an immediate threat to the neighborhood.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 0 days to comply or a fine of \$100 per day be assessed. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation(s), the cost of which is to be assessed as a special assessment lien against the property.

Form Review

Form Started By: Janey Singer
Final Approval Date: 01/22/2015

Started On: 01/16/2015 11:51 AM

Special Magistrate Hearing

4. 7.

Meeting Date: 02/18/2015

Re: Case # 14-2261 606 Azalea Ave

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

Information

SUBJECT:

14-2261	606 Azalea Av	McKenzie, Robert Jr. Barbara McKenzie	Janey Singer	
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CASE INFORMATION:

Case Initiated:	November 6, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: ROBERT MCKENZIE JR BARBARA MCKENZIE 911 SKYLARK DR FORT PIERCE, FL 34982	OCCUPIED BY: VACANT	
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VIOLATIONS:

Section: 5-368 (1) Property Maintenance

Section: 5-369 Vacant Buildings

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

Section: 22-187 (13) Landscape Maintenance

CORRECTIVE ACTIONS:

1. House needs to be secured. Please make sure plywood used to cover windows are painted same color as structure.
2. Remove all miscellaneous items being stored throughout yard.
3. A small portion of front yard needs to be cut.
4. All rotten wood throughout house is to be replaced. This should be completed by December 8, 2014. A permit might be required. If you have any questions about the permit, please contact the Building Department at 772-460-3000.

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 \$100 per day be assessed.

Form Review

Final Approval Date: 01/22/2015

Special Magistrate Hearing

4. 8.

Meeting Date: 02/18/2015

Re: Case #14-2381 3603 Wilderness Dr.

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

Information

SUBJECT:

14-2381	3603 Wilderness Drive	Maryann Schmidt	Janey Singer	
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CASE INFORMATION:

Case Initiated:	December 2, 2014	Type of Presentation:	Regular	
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OWNER:

OWNER: Maryann Schmidt 513 2nd Avenue Lake Worth, FL 33460		
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VIOLATIONS:

Section: 22-192 (A), 22-177 Tree Removal

CORRECTIVE ACTIONS:

1. Due to the irreversible nature of the violation, this matter is being scheduled for a hearing in accordance with state statute 162.06 (4).

RECOMMENDATION:

The City requests if the Special Magistrate finds the violation exists, the violator(s) be fined according to the recommendation of Urban Forester Paul Bertram; \$200 per Sable Palm Tree that was cut. The total amount of the fine is \$6,600.00 for 33 Sable Palms that were removed. City is also asking that the property be brought into compliance with the City's Landscape code.

Form Review

Form Started By: Collen Greer
 Final Approval Date: 01/28/2015

Started On: 01/28/2015 10:14 AM

Information

SUBJECT:

12-1805	1213 York Avenue	Anderson	Margaret Arraiz	
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CASE INFORMATION:

Case Initiated:	October 25, 2012	Type of Presentation:	Massey	
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OWNER:

PREVIOUS OWNER: Robert Anderson 1213 York Avenue Ft. Pierce, FL	CURRENT OWNER: Cenlar FSB 425 Phillips Boulevard Ewing, NJ	
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VIOLATIONS:

Section: 5-1.104.5 Unsafe Building (covered windows)
Section: 5-368 (1) Property Maintenance.

FINDINGS/ORDER:

April 17, 2013 - Special Magistrate gave the violator 30 days to comply or a fine of \$100.00 per day would be assessed.

ACTION DATES:

October 2, 2013 - Inspection was made; property was not in compliance, fines began.
January 16, 2014 - Bank files Lis Pendens - initiating foreclosure of property.
November 15, 2014 - Foreclosure complete. Bank receives Certificate of Title.
December 8, 2014 - Inspection was made; property was now in compliance, fines stopped.
February 6, 2015 - Received request for reduction or rescindment from Rosemarie Marte.

RECOMMENDATION:

Amount of fines is \$43,230.00 (\$30.00 recording fees).
Recommendation to be determined.

Attachments

Request for Reduction
Tax Card
Administration Costs
Reduction Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/09/2015

Started On: 02/09/2015 11:41 AM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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. If you do not have access to a Notary of the 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.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 1213 YORK AVENUE, FORT PIERCE, FL 34982

Property Owner: FEDERAL HOME LOAN MORTGAGE CORPORATION

Mailing Address: 5000 PLANO PARKWAY, CARROLLTON, TX 75010

Telephone #: 305-698-5839 Cell Phone #: _____

E-Mail Address: REO@MILLENNIUMPARTNERS.NET

Is the property in compliance? YES If no, please explain _____



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, IRIS Hernandez, 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:

The Property has not been properly maintained due to the Foreclosure that started in January 16, 2014. The property has been brought to compliance once the bank took Title of the property on November 5, 2014. Once the Bank had title the property was assigned to the Listing Agent, they corrected unsafe building covered windows regarding Case 12-00001805. Reason for Reduction Property is brought in compliance, Requesting reduction of fine due to completion of the Foreclosure Case: Docket Case No: 56-2014-CA-000114 and evidence of New Owner of Record is Federal Home Loan Mortgage Corporation.

Morales Law Group, PA, as attorney-in-fact for Freddie Mac

Date: 2/3/2015
Print Name: IRIS HERNANDEZ

Signed: Iris Hernandez by POA

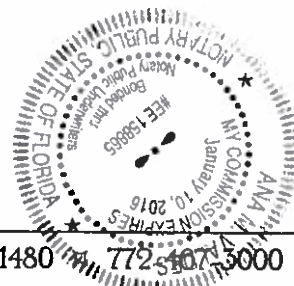
STATE OF FLORIDA
COUNTY OF M. Dade

PERSONALLY APPEARED before me, the undersigned authority Iris Hernandez, Esq who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 5 day of Feb, 20 15.

[Signature]

Notary Public, State of Florida





CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	2/4/2015		
Property address:	1213 YORK AVENUE, FORT PIERCE, FL 34982		
Owner(s) of record:	FEDERAL HOME LOAN MORTGAGE CORPORATION		
Mailing address:	5000 PLANO PARKWAY, CARROLLTON, TX 75010		
Property tax ID #:	2421-504-0013-000-0		
Original purchase date:	Purchase date	Original purchase price:	Purchase Price
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Morales Law Group, P.A	Relationship to owner(s): Lender's Foreclosing Attorney	Lender's Foreclosing Attorney
Telephone #:	305-698-5839	Mobile phone #:	Mobile Phone #.
E-mail:	reo@millenniumpartners.net	Preferred contact method:	email
What are owner(s) intentions for property:	Property is under contract		
Amount of Fine: \$43,200.00	Enter lien amount 0.00	Date Fine Initiated: 10/02/2013	10/16/2013
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice) If yes, click to type explanation	
Is a lien filed against the property?	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	43,230.00
Is property listed for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is listing price?	24,900.00
Is property under contract for sale?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the sale price?	22,000.00

AMOUNT OF FINE / LIEN \$ 43,230.00
 DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 43,230.00
 DOLLAR AMOUNT I AGREE TO PAY \$ Final Cost

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

Iris Hernandez

 (Signature of Owner or Representative)

Iris Hernandez

 (Printed Name) Iris Hernandez

Property Identification

Site Address: 1213 York Av
Sec/Town/Range: 21/35S/40E
Map ID: 24/21N
Zoning: R2

Parcel ID: 2421-504-0013-000-0
Account #: 28350
Use Type: SF Res
Jurisdiction: Fort Pierce

Ownership

Cenlar FSB
 425 Phillips Blvd
 Ewing, NJ 08628

Legal Description

MARAVILLA PINES BLK 2 LOT 6 (OR 3687-2706)

Current Values

Just/Market Value: \$16,200
Assessed Value: \$16,200
Exemptions: \$16,200
Taxable Value: \$0
Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): 816
Land Size (acres): 0.14
Land Size (SF): 6,250

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2014 Saint Lucie County Property Appraiser.

Administrative Cost Estimator

2/9/2015

Property Address: 1213 York Avenue

Date case originated: 10/25/2012

Date case complied: 12/8/2014

Total time: 13 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>3</u>	\$1.32
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>13</u>	\$650.00
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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.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$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>1</u>	\$125.00
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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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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing.

Total Estimated Cost: \$1,343.52

MEMORANDUM

TO: Special Magistrate Ross
FROM: Colleen Greer, Code Enforcement Board Secretary
SUBJECT: **MASSEY HEARING**
DATE: February 18, 2015

CASE NUMBER: **12-1805**

THE PROPERTY ADDRESS IS: **1213 York Avenue, Ft. Pierce, FL 34982**

LISTED BELOW ARE THE THREE CRITERIA FOR THIS CASE:

1. THE GRAVITY OF THE VIOLATION: **MINOR**
2. ANY AND ALL ACTIONS TAKEN BY THE RESPONDENT TO CORRECT THE VIOLATIONS(S): **ALL VIOLATIONS ARE IN COMPLIANCE**
3. ANY PREVIOUS VIOLATIONS COMMITTED BY THE VIOLATOR: **N/A**

Information

SUBJECT:

08-0545	Dade Road	Privilege Development LLC	Peggy Arraiz	
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CASE INFORMATION:

Case Initiated:	January 29, 2008	Type of Presentation:	Lien Reduction	
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OWNER:

OWNER: Privilege Development LLC 3615 NE 207th St. #3108 N. Miami Beach, FL 33180	OCCUPIED BY:	
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (1)(5)(6)(7)(10) Nuisance as a Condition.

Section(s): 16-46, 16-47, 16-48 (8) Nuisance as an Object.

FINDINGS/ORDER:

On September 25, 2008 the Special Magistrate gave the owners 30 days to comply or a fine of \$200.00 a day would be assessed.

ACTION DATES:

1. November 13, 2008 an inspection was made, the property was not in compliance, the fines began.
2. February 24, 2009 the Order Assessing Fines and Imposing Lien was recorded.
3. December 5, 2014 following another inspection it was determined that due to the property's soil always being wet it is impossible to comply the violations, the case was closed and the fines were stopped.
4. January 20, 2015 received Reduction of Penalty Request from Raphael Ammar.

RECOMMENDATION:

Amount of lien is \$442,620.00.

Staff recommends waiving entire balance due to the fact that it was not possible to cure the violation. The manager of the property has maintained, and continues to maintain, the exterior of the property that is not impacted by the wetlands.

Attachments

Request for Reduction

Tax Card

7 Criteria

History

Form Review

Form Started By: Collen Greer

Started On: 01/28/2015 09:29 AM

Final Approval Date: 01/28/2015



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED

JAN 20 2015

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

CODE ENFORCEMENT
CITY OF FT. PIERCE

Date:		1/20/15	
Property address:		N/A	
Owner(s) of record:		PRIVILEGE DEVELOPMENT, LLC.	
Mailing address:		P.O. Box 3945 HALLANDALE, FL. 33008-3945	
Property tax ID #:		2428-321-0001-000-3	
Original purchase date:		Original purchase price:	\$ 4,200,000.00
Other Information:		<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale
Property is used for:		<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family
Name of person requesting reduction:		Relationship to owner(s):	REPRESENTATIVE
Telephone #:		Mobile phone #:	SAME.
E-mail:		Preferred contact method:	PHONE - EMAIL.
What are owner(s) intentions for property:		DEVELOPMENT FOR SINGLE HOMES.	
Amount of Fine:		Date Fine Initiated:	11/13/2008
Are there current code violations?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Is a lien filed against the property?		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Is property listed for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Is property under contract for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

AMOUNT OF FINE / LIEN

\$ 442,620.00


DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 442,620.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.


(Signature of Owner or Representative)

RAPHAEL AMHAR
(Printed Name)



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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. If you do not have access to a Notary of the 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.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: N/A

Property Owner: PRIVILEGE DEVELOPMENT, LLC

Mailing Address: ~~DA~~ P.O. BOX 3945 HALLANDALE, FL 33008

Telephone #: 786 302 1555 Cell Phone #: SAME

E-Mail Address: RAPHAEL.MOVEON @ GMAIL, COM

Is the property in compliance? YES If no, please explain _____



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, RAPHAEL AMMAR, 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:

WHEN WE PURCHASED THE LAND, THE AGENT PROPOSED TO MANAGE THE PROPERTY AFTERWARD, SINCE THE INVESTORS ARE OVERSEAS, WE APPOINTED THE AGENT. UNFORTUNATELY HE NEVER DID WHAT HE WAS SUPPOSED TO DO. HE KEPT ALL THE COMMUNICATIONS FROM THE CITY AND VIOLATIONS AWAY FROM US. THEREFOR WE NEVER CORRECTED ANY OF IT. SINCE 2011, I WAS APPOINTED TO REPRESENT THE INVESTORS AND I HAVE SINCE THEN WORKED WITH THE CITY AND THE CODE ENFORCEMENT TO KEEP THE PROPERTY IN ACCORDANCE WITH THE CITY REQUIREMENTS. I APPRECIATE YOUR UNDERSTANDING

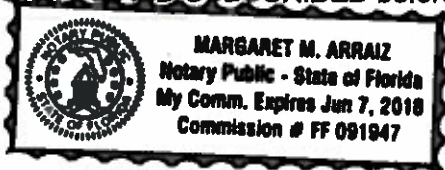
Date: 1/20/15

Signed: [Signature]
Print Name: RAPHAEL AMMAR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority RAPHAEL AMMAR who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FL DL # A560 739 58 0060 as identification.

SWORN TO AND SUBSCRIBED before me this 20 day of JANUARY, 2015.



[Signature]
Notary Public, State of Florida

Site Address: Sunrise Blvd
Sec/Town/Range: 28/35S/40E
Map ID: 24/28S
Zoning: R4

Parcel ID: 2428-321-0001-000-3
Account #: 32173
Use Type: Vac Res
Jurisdiction: Fort Pierce

Ownership

Privilege Development LLC
 PO Box 3945
 Hallandale, FL 33008-3945

Total Areas


Land Size (acres):	17.88
Land Size (SF):	778,853

Legal Description

28 35 40 E 1/2 OF NW 1/4 OF SW 1/4-LESS CANAL, ROAD, FEC RR
 R/W- (17.88 AC) (OR 2575-681)

Current Values

Just/Market Value:	\$375,500
Assessed Value:	\$375,500
Exemptions:	\$0
Taxable Value:	\$375,500

Taxes for this parcel: SLC Tax Collector's Office 

This information is believed to be correct at this time but it is subject to change and is not warranted.

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

Case No: 08-0545

Date: JANUARY 27, 2015

1.) The gravity or seriousness of the violation:	MINOR
2a.) Any and all actions taken by the violator to correct the violations; OR	TRIED TO COME INTO COMPLIANCE BUT IMPOSSIBLE TO DO DUE TO THE CONDITION OF PROPERTY; WET SOIL AT ALL TIMES.
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:	CASE CLOSED
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:	SEE ATTACHED
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	SEE ATTACHED
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	LAND TOO WET FOR HEAVY EQUIPMENT TO DO THE WORK.
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:	N/A

Information

SUBJECT:

11-1047	411 Avenue B	Interamerican Bank FSB	Peggy Arraiz	
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CASE INFORMATION:

Case Initiated:	July 7, 2011	Type of Presentation:	Lien Reduction	
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OWNER:

OWNER: Interamerican Bank FSB 9190 Coral Way Miami, FL 33165	OCCUPIED BY:	
---	--------------	--

VIOLATIONS:

Section(s): 5-368 (1) (3) Property Maintenance
Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage
Section(s): 16-46, 16-47, 16-48 (11) Outside Storage - Indoor Furniture

FINDINGS/ORDER:

On February 15, 2012, Special Magistrate Ross found the owner(s) to be in violation of the listed code sections and gave 60 days to obtain a permit and an additional 6 months to complete the work or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. April 23, 2012 - Inspection was made; the property was not in compliance, fines began.
2. September 10, 2012 - Order Assessing Fine and Imposing Lien was recorded.
3. October 17, 2014 - Inspection was made; property was now in compliance, fines stopped.
4. December 15, 2014 - Received Lien Reduction Request from Agustin Velasco, Jr., C.E.O. Interamerican Bank.

RECOMMENDATION:

Amount of lien is \$226,800.00.
Recommendation to be determined.

Attachments

Reduction Request

7 Criteria

Tax Card

Admin costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/22/2015

Started On: 12/31/2014 11:58 AM

RECEIVED



CITY OF FORT PIERCE DEC 15 2014

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL
 CODE ENFORCEMENT CITY OF FT. PIERCE

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:	October 29, 2014		
Property address:	411 Avenue B, Fort Pierce, FL		
Owner(s) of record:	Interamerican Bank		
Mailing address:	9190 Coral Way, Miami, FL 33165		
Property tax ID #:	2410-504-0022-0002		
Original purchase date:	date acquired 9/22/2011	Foreclosure/Certificate of Title. Amount \$100.00	Foreclosure/Certificate of Title. Amount \$100.00
Other information: ***	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
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:	Agustin Velasco Jr.	Relationship to owner(s):	C.E.O Interamerican Bank
Telephone #:	305-223-1434 Ext.155	Mobile phone #:	
E-mail:	dcollazo@interamericanbank.com	Preferred contact method:	email; Dora Collazo Peters or Ext. 155
What are owner(s) intentions for property:	Sale of Land		
Amount of Fine:		Date Fine Initiated:	
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is a lien filed against the property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	\$226,800.00
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 type="checkbox"/> Yes	If yes, what is the sale price?	

*** PROPERTY ACQUIRED BY FORECLOSURE AMOUNT OF FINE / LIEN

\$ 226,800.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 224,532.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 2,268.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

Agustin Velasco
 (Signature of Owner or Representative)

Agustin Velasco Jr. C.E.O
 (Printed Name) Interamerican Bank



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Agustin Velasco Jr. CEO Interamerican Bank, 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:

Interamerican Bank Foreclosed on the property located at 411 Ave B, Fort Pierce. Upon receipt of the Notice of Violation September 2014. The Bank worked closely with Mrs. Kristy Kirstein of the Building Code Enforcement Department to resolve the demolition issue. Even though Interamerican Bank is headquartered in Miami, it took prompt action in this matter. The subject property was demolished and sodded and brought back to a safe condition. Aside from dealing with the bad loan, foreclosure fees and cost, the Bank incurred a significant loss on this property. The Bank has resently assigned a new REO personnel to oversee the Bank Owned property and they will directly handle any matters pertaining to Interamerican Bank. We request that the City work with us in order to mitigate the subject lien. It is the Bank's interest to remain active and to serve the citizens at Fort Pierce and we respectively ask for your assistance in this matte r.

(see attached continuation)

Date: 11-20-14

Signed: Agustin Velasco Jr.

Print Name: Agustin Velasco Jr. C.E.O

Interamerican Bank

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Agustin Velasco Jr. who acknowledged before me that the information contained herein is true and correct. He / She (is) not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 20th day of November, 2014.



Sonia Rabonet

Notary Public, State of Florida



November 18, 2014

City of Fort Pierce
Division of Code Enforcement & Animal Control
Margaret M. Arraiz
Code Compliance Manager

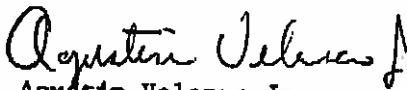
411 Ave B, Fort Pierce

Continuation:

Interamerican Bank is a small Federal Savings Bank (Community Bank) that has dedicated its lending services to the St. Lucie County for many years. Throughout the recession it has played a major role in assisting homeowners caught in the grip of the Foreclosure crisis. Unfortunately the Bank has had to deal with some loans where homeowners did not cooperate and consequently caused greater delay in the foreclosure process.

Thank you for your attention to our request.

Sincerely yours,


Agustin Velasco Jr.
C.E.O.

Main Office: 9190 Coral Way, Miami, FL 33165 (305) 223-1434
West Miami Branch: 1000 S.W. 57th Avenue, Miami, FL 33144 (305) 261-1433
Kendall Branch: 12855 S.W. 88 Street, Miami, FL 33186 (305) 380-0990
Hialeah Branch: 4090 W. 12 Avenue, Hialeah, FL 33012 (305) 824-0001
West Palm Beach Branch: 2265 S. Congress Avenue, W.P.B., FL 33406 (561) 438-4555
Mailing Address: PO Box 652609 Miami, FL 33265-2609
Operations Fax: (305) 223-0866 Mortgage Fax: (305) 223-0641
24 Hour Customer Service Line (305) 223-1437
[Http://www.interamericanbank.com](http://www.interamericanbank.com)
Email: rbank@interamericanbank.com



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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. If you do not have access to a Notary of the 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.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 411 AVENUE B, FORT PIERCE, FLORIDA

Property Owner: INTERAMERICAN BANK

Mailing Address: 9190 CORAL WAY, MIAMI, FLORIDA 33165

Telephone #: 305-223-1434 Ext. 155 Cell Phone #: _____

E-Mail Address: dcollazo@interamericanbank.com

Is the property in compliance? Yes If no, please explain _____

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

Case No: 11-1047

Date: February 18 2015

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
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:	Structure caught fire and was demolished shortly after.
3.) The length of time necessary to bring the property into compliance:	2 years five 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:	several
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	n/a
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	None
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

Property Identification

Site Address: 411 Avenue B
Sec/Town/Range: 10/35S/40E
Map ID: 24/10N
Zoning: C3

Parcel ID: 2410-504-0022-000-2
Account #: 23102
Use Type: M-F < 10U
Jurisdiction: Fort Pierce


Ownership

Interamerican Bank FSB
 9190 Coral Way
 Miami, FL 33165-2049

Legal Description

DITTMAR AND MCCARTY'S REV OF THEIR RE-S/D BLK M
 LOT 6 (MAP 24/10D) (OR 3327-169)

Current Values

Just/Market Value: \$43,500
Assessed Value: \$43,500
Exemptions: \$0
Taxable Value: \$43,500
Taxes for this parcel: SLC Tax Collector's Office 



Total Areas

Finished/Under Air (SF): 2,542
Land Size (acres): 0.14
Land Size (SF): 6,250

This information is believed to be correct at this time but it is subject to change and is not warranted.

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Administrative Cost Estimator

1/22/2015

Property Address: 411 Avenue B

Date case originated: 11/18/2011

Date case complied: 11/1/2013

Total time: 24 months

Number of Hearings

Violation Hearings: 1

Massey Hearings:

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>12</u>	\$6.00
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Filing Fees	\$10.00	<u>5</u>	\$50.00
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Months Open	\$50.00	<u>24</u>	\$1,200.00
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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.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$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>1</u>	\$125.00
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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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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$250.00	<u>1</u>	\$250.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing.

Total Estimated Cost: **\$2,167.96**

Information

SUBJECT:

12-0191	702 Atlantic Avenue	FX Wilson/M Porro Investments, Inc.	Peggy Arraiz	
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CASE INFORMATION:

Case Initiated:	February 13, 2012	Type of Presentation:	Lien Reduction	
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OWNER:

PREVIOUS OWNER: FX Wilson/M Porro Investments, Inc. P. O. Box 2712 Stuart, FL 34995	CURRENT OWNER: Steve Tarr Rast Properties, Inc. 4521 PGA Blvd., #201 Palm Beach Gardens, FL 33418	
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VIOLATIONS:

Section(s): 5-368 (1) (3) (4) Property Maintenance
Section(s): 23-49 (4) Affirmative Maintenance

FINDINGS/ORDER:

On June 6, 2012 Special Magistrate gave owners 60 days from the date of Historic Board Hearing on June 25 to obtain a permit for demolition and an additional 60 days to demolish the structure or 60 days to obtain a permit for rehabilitation and an additional 180 days to complete all work or a cumulative rate of \$500.00 per day.

ACTION DATES:

1. From the hearing date of June 6, 2012 to the inspection date of May 14, 2013 when officer found the property not in compliance and started the fines to April 16, 2014 numerous requests were made to re-hear the case or obtain an extension. During this time fines were stopped and the balance due was \$11,022.00.
2. April 16, 2014 - Special Magistrate Ross denied the request for extension of time and ordered that the fines be continued starting at \$11,020.00 but the rate would be reduced to \$100.00 per day until property came into compliance and that a lien be recorded.
3. April 22, 2014 - an Order Assessing Fine and Imposing Lien was recorded.
4. December 9, 2014 - an inspection was made, property was now in compliance, fines stopped.
5. December 15, 2014 - received a Reduction or Rescindment of Penalty from new owners RAST Properties, Inc. New owners were the party that brought the property into compliance.

RECOMMENDATION:

Total Amount of Lien is \$34,740.00.

Recommendation is to accept the proposed offer of \$3,500.00.

Attachments

Reduction Request

7 Criteria

Tax Card

Form Review

Form Started By: Collen Greer

Final Approval Date: 01/22/2015

Started On: 12/31/2014 01:18 PM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR REDUCTION OF PENALTY

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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 either the application for Waiver of Penalties (lot clearing / demolition) or Request for Reduction / Rescindment (code enforcement fines).
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. If you do not have access to a Notary of the 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.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens must be heard before either the Code Enforcement Board or Special Magistrate prior to being heard before the City Commission.

Property Address: 702 Atlantic Ave

Property Owner: RAST PROPERTIES, INC.

Mailing Address: 4521 PGA Blvd #201, PB Gardens, FL 33418

Telephone #: 561-622-3386 Cell Phone #: 561-762-3732

E-Mail Address: hovensre@gmail.com

Is the property in compliance? YES If no, please explain _____



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

REQUEST FOR A REDUCTION OR RESCINDMENT OF CODE ENFORCEMENT FINES / LIENS

Date:		Dec. 15, 2014	
Property address:		702 ATLANTIC AVE	
Owner(s) of record:		RAST PROPERTIES, INC.	
Mailing address:		4521 PGA BLVD #201, P.B. GARDENS, FL 33418	
Property tax ID #:		2410-703-0008-000/9	
Original purchase date:	10-2-14	Original purchase price:	\$65,000 with other parcels
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	STEVEN TARR	Relationship to owner(s):	OFFICER
Telephone #:	561-622-3386	Mobile phone #:	561-762-3732
E-mail:	hovence@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Redevelop 701 Orange Ave		
Amount of Fine:	\$11,020.00	Date Fine Initiated:	4-17-14
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
Is a lien filed against the property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	\$11,020.00
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 type="checkbox"/> Yes	If yes, what is the sale price?	

AMOUNT OF FINE / LIEN

\$ 34,740.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 31,240.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,500.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

STEVEN TARR

(Printed Name)



CITY OF FORT PIERCE

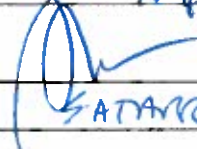
DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, STEVEN TARR, 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:

The prior owners of this property were not in a position to improve the building since they were speculators. I plan to improve the entire block by combining this parcel with 201 orange Ave to provide needed parking upon the renovation of the building. The demolition of this building eliminated an eye-sore to the neighborhood to improve a blighted situation. The requirement to pay the full amount due would create a hardship and be at the expense of further improvements.

Date: 12-15-14

Signed: 
Print Name: STARR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Steven TARR who acknowledged before me that the information contained herein is true and correct. He She is not personally known to me and has produced FL Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 15th day of December, 2014.



COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services


Notary Public, State of Florida

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

Case No: 12-0191

Date: February 18 2015

1.) The gravity or seriousness of the violation:	moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
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:	New owner correcting the violations
3.) The length of time necessary to bring the property into compliance:	1 year and six 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:	none
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	n/a
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	None
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

Property Identification

Site Address: 702 Atlantic Ave
Sec/Town/Range: 10/35S/40E
Map ID: 24/10S
Zoning: C3

Parcel ID: 2410-703-0008-000-9
Account #: 23539
Use Type: SF Res
Jurisdiction: Fort Pierce

Ownership

Rast Properties Inc
 4521 PGA Blvd #201
 Palm Beach Gardens, FL 33418

Legal Description

PLAT OF TOTTEN'S S/D W 21 FT OF LOT 8, ALL LOT 9 AND
 LOT 10-LESS W 37 FT- (MAP 24/10E) (OR 3679-767)

Current Values

Just/Market Value: \$28,600
Assessed Value: \$28,600
Exemptions: \$0
Taxable Value: \$28,600
Taxes for this parcel: SLC Tax Collector's Office



Total Areas

Finished/Under Air (SF): 3,246
Land Size (acres): 0.14
Land Size (SF): 6,300

This information is believed to be correct at this time but it is subject to change and is not warranted.

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