

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 15, 2015 - 9:00 a.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**

1.

14-2155	2905 Dunbar Street	Simonson, Robert & Franca	Isaac Saucedo
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4. **PUBLIC HEARINGS - VIOLATION CASES**

1.

14-2082	2010 Avenue N	Kalinina, Anna Fermilien, Francy	Isaac Saucedo
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2.

14-2381	3603 Wilderness Drive	Schmidt, Maryann	Janey Singer	
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3.

15-0290	2200 S US Hwy	McKnight, William D McKnight, Kathryn A	Isaac Saucedo
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4.

15-0400	951-949 Skylark Dr.	Moreno, Milton & Monica	Janey Vanderhorst	
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

1.

08-0067	449 N 6th Street	Mullings, Kermit J Major, Benjamin H.	Isaac Saucedo	
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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 Ross Hearing

3.

Meeting Date: 04/15/2015

Re:

Information

SUBJECT:

ADMINISTRATIVE BUSINESS

CASE INFORMATION:

OWNER:

VIOLATIONS:

CORRECTIVE ACTIONS:

RECOMMENDATION:

Form Review

Form Started By: Peggy Arraiz

Started On: 03/10/2015 02:30 PM

Final Approval Date: 03/10/2015

Special Magistrate Ross Hearing

3. B. 1.

Meeting Date: 04/15/2015

Re: Case #14-2155 - 2905 Dunbar St.

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

Information

SUBJECT:

14-2155	2905 Dunbar Street	Simonson, Robert & Franca	Isaac Saucedo
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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 33509	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

The following actions must be taken to remedy this/these violation(s):

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 60 days to obtain a permit and comply with all permit conditions or a fine of \$75.00 will be assessed daily.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 04/08/2015

Started On: 03/25/2015 02:53 PM

Special Magistrate Ross Hearing

4. 1.

Meeting Date: 04/15/2015

Re: Case #14-2082 - 2010 Avenue N

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

Information

SUBJECT:

14-2082	2010 Avenue N	Kalinina, Anna Fermilien, Francy	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Anna Kalinina Francy Fermilien 2602 Newport Dr. Fort Pierce, FL 34982	NEW ADDRESS: Anna Kalinina Francy Fermilien 1021 Beach Court Ft. Pierce, FL 34950
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VIOLATIONS:

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

Section(s): 16-25 (C) Responsibility for Containers

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

CORRECTIVE ACTIONS:

1. Outside storage of tires, scrap wood, containers and all other miscellaneous items in the carport is prohibited.
2. Refuse containers must be stored at the side or rear of the house.
3. Repair the damaged roof and ceiling. A permit will be required; contact the Building Department at (772) 467-3000 with any questions you may have.
4. Paint the house where peeling of paint and other deterioration has occurred.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/25/2015

Started On: 03/13/2015 12:51 PM

Special Magistrate Ross Hearing

4. 2.

Meeting Date: 04/15/2015

Re: Case #14-2381 - 3603 Wilderness Dr.

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

Information

SUBJECT:

14-2381	3603 Wilderness Drive	Schmidt, Maryann	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(s): 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; \$200.00 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: 03/05/2015

Started On: 03/02/2015 12:11 PM

Special Magistrate Ross Hearing**4. 3.****Meeting Date:** 04/15/2015**Re:** Case #15-0290 - 2200 S US Hwy 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-0290	2200 S US Hwy	McKnight, William D McKnight, Kathryn A	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 12, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: William D & Kathryn McKnight P.O Box 1110 Brandon, FL 33509	OCCUPIED BY: Edward Sunoco Inc. 2200 S US Hwy 1 Fort Pierce, FI 34950
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VIOLATIONS:

- 1. Section(s): 5-368 (1) (4) Property Maintenance**
- 2. Section(s): 5-368 (6) Fence Maintenance**

CORRECTIVE ACTIONS:

- Please repair cracked wall located near the front entrance. A permit may be required. Please contact the Building Department for any questions at (772) 467-3000.
- Please remove or repair fence where damage or deterioration has occurred. A permit may be required. Please contact the Building Department for any questions at (772) 467-3000.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain permit and comply with all permit conditions or a fine of \$50.00 will be assessed daily.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 03/25/2015

Started On: 03/11/2015 04:14 PM

Special Magistrate Ross Hearing

4. 4.

Meeting Date: 04/15/2015

Re: Case #15-0400 - 951-949 Skylark Dr

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

Information

SUBJECT:

15-0400	951-949 Skylark Dr.	Moreno, Milton & Monica	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	March 3, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Milton & Monica Moreno 1649 SW Bay St. Port St. Lucie, FL 34953	OCCUPIED BY: Tenants 951 Skylark Dr. Ft. Pierce, FL 34982
OWNER: Milton & Monica Moreno 1017 SW Spataro Ave. Port St. Lucie, FL 34953	OCCUPIED BY: Tenants 949 Skylark Dr. Ft. Pierce, FL 34982

VIOLATIONS:

Section(s): 5-368 (5) Property Maintenance

Section(s): 16-46, 16-47, 16-48 (1)(3)(5)(6)(7)(12)(13) Nuisance as a Condition

CORRECTIVE ACTIONS:

1. Septic pipes are cracked and discharging waste water on ground and on adjacent property. This is unsafe and should be repaired immediately. You are to contact the Health Department at 772-873-4931 and the Building Department at 772-467-3000 today as a permit might be required as well as an inspection. Please take the necessary actions to correct the situation. Your tenants are aware that they can't stay on premises until septic tank is repaired.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Collen Greer
Final Approval Date: 03/25/2015

Started On: 03/13/2015 03:18 PM

Information

SUBJECT:

08-0067	449 N 6th Street	Mullings, Kermit J Major, Benjamin H.	Isaac Saucedo	
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CASE INFORMATION:

Case Initiated:	January 4, 2008	Type of Presentation:	Lien Reduction	
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OWNER:

PREVIOUS OWNER: Kermit J. Mullings & Benjamin H. Major P. O. Box 223226 West Palm Beach, FL 33422	CURRENT OWNER: Jon Neprud P. O. Box 3862 Ft. Pierce, FL 34948	
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VIOLATIONS:

Section(s): 5-368 Property Maintenance

Section(s): 23-41 Certificate of Appropriateness

Section(s): 8.5-43 Required Space in Dwelling Units

Section(s): 8.5-44 Sleeping Rooms

FINDINGS/ORDER:

1. The case came before the Special Magistrate on January 4, 2008. The Special Magistrate continued the case for 90 days.
2. June 18, 2008 the Special Magistrate found a violation did exist and fined the owners \$100.00 per day, but suspended the fine for 30 days to allow the owners to submit a completed application to the historic board and do improvements.
3. The case came before the Special Magistrate again on July 16, 2008; she continued it for another 60 days.
4. September 25, 2008 Special Magistrate Ross determined the violations were not in compliance and gave the violators 30 days or a fine of \$200.00 would be assessed.

ACTION DATES:

1. January 27, 2009 an inspection was made; the violations were not cured, the fines began.
2. April 23, 2009 the Order Assessing Fines and Imposing Lien was recorded.
3. March 26, 2015 an inspection was made; the violations have been cured by the current owner and the fines stopped.
4. March 26, 2015 received a reduction/rescindment request from the new owner, Jon Neprud.

RECOMMENDATION:

Amount of fines is \$449,820.00 (includes \$20.00 recording fees).
Recommendation to be determined.

Attachments

Request for Reduction

Expenses

Tax Card

Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 04/08/2015

Started On: 04/02/2015 03:32 PM



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: 3-26-15	
Property address: 449 N 6th St Fort Pierce 34950	
Owner(s) of record: Jon Nepryd Trustee of Pierce Trust Agreement dated 5-13-2005	
Mailing address: PO Box 3862 Fort Pierce FL 34948-3862	
Property tax ID #: account 2410-603-0026-000/4	
Original purchase date: 12-19-2013	Original purchase price: \$ 5000⁰⁰
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: Jon Nepryd	Relationship to owner(s): Same
Telephone #: 772-318-9647	Mobile phone #: Same
E-mail: NA	Preferred contact method: phone / USPS
What are owner(s) intentions for property: To be used for rental Rental Income	
Amount of Fine:	Date Fine Initiated: 1/27/09
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? 450020.⁰⁰
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

\$ 450020.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 447520.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$ 2500⁰⁰

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.

Jon Nepryd
(Signature of Owner or Representative)

Jon Nepryd
(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: 449 North Sixth Street Fort Pierce FL 34950

Property Owner: Jan Nepura Trustee of Picaron Trust Dated May 13, 2005

Mailing Address: Po Box 3862 Fort Pierce FL 34948-3862

Telephone #: _____ Cell Phone #: 772-318-9647

E-Mail Address: N/A

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, Jon Neprud, 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:

I have lived across the street from the property for 18 years. Since it's a abandonment 7 years ago it lay in ruin. When it came on the market, I wanted to restore it and keep the peace and harmony in the neighborhood we've enjoyed the past few years. At the time I was considering purchasing the property it's fines were around \$300,000 and climbing \$200 per day, its assessed value is \$25,479.40. Not a sound investment. All the fines to date were caused by a previous owner not myself. I spoke with City Employees extensively about the fines, and eventually was told, if done properly with integrity that the fines could be reduced to the hard cost of \$500,000. I have spent \$35,484.35 on the property not including my labor, \$10,000.00 over its value, and exhausting my funding. I am proud of the work completed and I invite you all to view the property just call me for an appointment at 772-318-9147.

Thank you all very much for your consideration in this matter.

Date: 3/31/15

Signed: [Signature]
Print Name: Jon Neprud

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jon Neprud 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 N163-434-60-064-0 as identification.

SWORN TO AND SUBSCRIBED before me this 31st day of March, 2015.

NOTARY PUBLIC
STATE OF FLORIDA
COLLEEN GREER
MY COMMISSION # EE 216024
EXPIRES: November 13, 2016
Bonded Thru Budget Notary Services

[Signature]
Notary Public, State of Florida

PERMIT TIME LIMITS

COMMENCE WORK
WITHIN 180 DAYS
APPROVED INSPECTION
EVERY 180 DAYS

CODE IN EFFECT

FBC 2010

City of Fort Pierce

Building Department

Issued 3/31/14 20 14 POST THIS CARD Permit No: 14-443

PERMIT FOR CONSTRUCTION

NOTE: CALL 772-460-3167 / 772-429-2018 FOR INSPECTIONS
24 HOUR NOTICE, Effective 12/01/02 Inspections can be called in between 5:45 AM - 11:00 PM

This is to certify that _____

has permission to construct Residential Repair

at No. 449 N 16th St (Address) (Type of Permit) Contractor Edward Speterna Inc

PROVIDING THE PERSON ACCEPTING THIS PERMIT SHALL IN EVERY RESPECT CONFORM TO THE TERMS OF THE APPLICATION ON FILE IN THE BUILDING DEPARTMENT, AND TO THE PROVISIONS OF THE STATUES AND ORDINANCES REGULATING THE CONSTRUCTION OF BUILDINGS IN THE CITY OF FORT PIERCE.

THIS PERMIT MUST BE DISPLAYED ON JOB SITE IN A CONSPICUOUS PLACE IN FULL VIEW FROM THE STREET AND NOT REMOVED UNTIL WORK IS COMPLETED.

A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO ANY OCCUPANCY.

ANY VIOLATION OF THE TERMS ABOVE STATED IMMEDIATELY REVOKES THIS PERMIT. SEPARATE PERMIT MUST BE OBTAINED IF DRIVEWAY CURB CUT IS TO BE MADE.

Need noc by contractor by 1st insp (Permit Specialist) Quinn Jones

APPROVED PLANS AND NOTICE OF COMMENCEMENT MUST BE RETAINED ON JOB AND KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.

“WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.”

SEE BACK OF CARD FOR INSPECTION SIGN OFF.

EXPENCES 449 N 6th

2013

11/5	Deposit toward Purchase	16
11-5	Wire Fee	
11-14	Pay off Purchase price	150
11-14	Wire Fee	
12-17	flooring used	2
* 12-26	Wire Fee	
12-27	Home Depot	
12-26	Reduced Purchase Refund	
12-26	Wire Fee	
		\$11,158.36
		171
		111
12-31	HD E v #1085	59
		Sub total
		60

2014

1-13	Bryan Dodd Lyber	
1-21	Home Depot	
1-23	Paul Welch Engineering	
2-?		
2-3	Home Depot	
2-7	Mustard Seed Towle Park	
2-10	Paul Welch Engineering	
2-14	Home Depot	
2-18	F+PC City Review	
2-26	East coast/Ace	
2-11	F+PC Util	*
3-12	F+PC Util	*
3-13	Ed McKernan	10
3-14	Simpson tree	
3-19	Home Depot	
3-20	Home Depot	
3-21	Simpson tree	
3-26	Lowes	
3-29	Habitat	
3-31	Ace - East Coast	
3-31	City of Ft Pierce	
4-1	F+PC Utility Auth	*
4-1	Habitat	
4-1	ACE	
4-3	ACE	
4-8	HD Electronic	
4-10	HD Elect	
4-11	HD	
4-14	HD Electronic	
4-21	ACE East Coast	1
4-23	HD Electronic reprint receipt	32
4-24	HD	
4-24	ANYTIME Fitness Used flooring	3
4-25	Bohne Mack	
4-29	HD Electronic reprint receipt	9
4-8	F+PC Utilities	*

449 N 6th Expenses

2014

11 1 Mustang Seed Dishwasher
 11 15 HD
 11 17 House of Paint
 11 26 ECL
 11 28 HD
 11 28 ECL

26 63
 241 66
 2 40
 8 23
 10 64
9 31

12-9 TW Trading post stove
 12-14 ACE
 12-24 Lumber Liquidators
 12-24 ECL

140 00
 2 44
 251 12
20 21

2015

1-5 EC Lumber "ECL"
 1-11 Shell
 1-17 Home Depot "HD"
 1-20 HD
 1-22 HD
 1-23 HD
 1-27 Walmart
 1-30 ECL
 1-31 ECL
 1-16 Utilities

82 78
 10 -
 182 71
 180 69
 128 96
 28 14
 22 -
 12 29
 17 03
 + 46 21
714 75

2-3 HD
 2-9 ECL
 2-16 HD
 2-17 HD
 2-13 FTPC Utilities

30 22
 38 16
 43 03
 51 04
 + 62 97
226 62

3 3 HD
 3 9 HD
 3 16 HD
 3 17 HD
 3 13 FTPC Ut. 1

30 12
 38 16
 43 03
 51 04
 + 62 97
225 92

449 NGLN EXPENSES

2014

7-1	HD	155.02
7-2	HD	176.23
7-2	ECL	6.38
7-3	Labor JS	220.-
7-3	" MS	168.-
7-3	ECL	8.82
7-5	HD	383.22
7-5	HD	142.15
7-6	HD	94.04
7-7	HD	176.20
7-7	HD	85.53
7-9	HD	167.90
7-9	MS Labor	136.-
7-9	JS Labor	385.-
7-11	HD	8.16
7-11	HD	27.89
7-12	Walmart	35.96
7-12	E+PC Util Ant	72.42
7-14	ECL	19.98
7-15	ECL	35.16
7-15	Labor JS	360.-
7-15	" MS	172.-
7-16	HD	11.96
7-17	HD	101.69
7-18	ECL	46.84
7-19	ECL	14.99
7-23	Labor JS	480.-
7-23	" MS	160.-
7-30	St Lucia Plumbing	2400.-
7-30	HD	121.60
7-30	JS Labor	440.-

8-1	Labor MS	208.-
8-6	" "	40.-
8-6	" JS	365.-
8-10	HD	511.91
8-11	HD	36.14
8-20	HD	39.37
8-22	Labor MS	112.-
8-22	" Spira Ramsumgar	48.-
8-25	Labor	42.98
8-29	ECL	27.84
8-29	Labor MS	140.-

9-1	HD	87.15
9-5	Labor MS	108.-
9-12	" JS	75.-
10-15	HD	351.04
10-26	ECL	276.74
10-27	ECL	4.57
10-27	ECL	24.-

Expenses 449 N6M

2014

5-5	St Lucie Plumbing	1800	20
5-5	Labor John Strong "JS"	265	-
5-6	Home Depot "HD"	11	40
5-7	St Lucie Plumbing	2000	-
5-7	ACE	126	69
5-8	HD	83	07
5-12	HD	48	91
5-12	Ft. Pe. Utilities	38	55
5-14	Labor JS	440	-
5-14	ACE	9	33
5-17	ACE	24	43
5-19	Labor Kim McKensley	56	-
5-20	ACE	158	57
5-21	Labor JS	410	-
5-23	ACE	69	36
5-23	Delta	5	04
5-27	Labor JS	300	-
5-27	HD	24	47
5-29	HD	6	36
5-31	HD	86	80
6-1	ACE	20	80
6-2	Smk used	20	-
6-3	Labor JS	510	-
6-6	Home Depot	86	80
6-6	East Coast	16	98
6-7	Home Depot	80	77
6-10	HD	247	54
6-11	John Strong Labor	640	-
6-11	Mary Smith Labor	84	-
6-12	ACE	235	90
6-12	HD	47	69
6-12	ACE	643	-
6-14	FTR Ut. 1 Auth	48	73
6-13	ACE	235	96
6-16	ACE	98	62
6-17	HD	109	56
6-18	JS Labor	440	-
6-19	HD	23	37
6-21	East Coast	62	51
6-23	HD reprint receipt	312	09
6-23	MS Labor	92	-
6-24	HD	119	82
6-24	HD	8	52
6-24	EC	13	83
6-24	EC	18	09
6-25	JS Labor	312	-
6-26	HD	16	03
6-26	EC	2	11
6-27	HD	155	02
6-30	Lowe's	131	30
6-24	Swisco	24	94

EXPENCES 449 N 6th

2013

11/5	Depos + toward Purchase	1600.00
11-5	Wire Fee	25.00
11-14	Pay off purchase price	15200.00
11-14	Wire fee	25.00
12-17	flooring used	200.00
12-26	Wire Fee	15.00
12-27	Home Depot	61.07
12-26	Reduced Purchase Refund	
12-26	Wire Fee	
\$11,158.36		17126.07
2013 total		11158.36
12-31	HD E r#1085	5967.71
12		53.41
Sub total		6021.12

2014

1-13	Brian Dadd Labor	300.00
1-21	Home Depot	129.48
1-23	Paul Welch Engineering	400.00
2-		
2-3	Home Depot	47.77
2-7	Mustard Seed Towle Rack	5.33
2-10	Paul Welch Engineering	400.00
2-14	Home Depot	53.14
2-18	F+PC City Review	85.00
2-26	East Coast/Ace	8.40
2-11	F+PC Util	35.98
3-12	F+PC Util	36.74
3-13	Ed McKeown	100.00
3-14	Simpson tie	80.40
3-19	Home Depot	65.44
3-20	Home Depot	1.88
3-21	Simpson tie	28.43
3-26	Lowes	16.32
3-29	Habitat	15.98
3-31	Ace - East Coast	7.98
3-31	City & F+Piece	258.25
4-1	F+PC Utility Att	360.00
4-1	Habitat	7.72
4-1	ACE	2.97
4-3	ACE	1.05
4-8	HD Electronic	293.90
4-10	HD Elect	43.02
4-11	HD	45.65
4-14	HD Electronic	96.55
4-21	ACE East Coast	152.79
4-23	HD Electronic reprint receipt	3211.84
4-24	HD	14.87
4-24	APV Time Fitness Used flooring	300.00
4-25	Banner Maple	100.00
4-29	HD Electronic reprint receipt	903.85
4-8	F+PC Utilities	51.94

Property Identification

Site Address: 449 N 6th ST
Map ID: 24/10N

Parcel ID: 2410-603-0026-000-4
Zoning: C3

Account #: 23307
Use Type: 0800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

Jon Neprud (TR)
PO Box 3862
Fort Pierce, FL 34948-3862

Legal Description

PLAT OF A C DITTMAR'S RE-S/D BLK19 N 60 FT OF LOTS 1 AND 2 AND N 60 FT OF E 25 FT OF LOT 3 (MAP 24/10C) (OR 3598-2665)

Current Values

Just/Market: \$23,400 **Assessed:** \$23,400
Exemptions: \$0 **Taxable:** \$23,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$23,400	\$23,400	\$0	\$23,400
2013	\$23,200	\$23,200	\$0	\$23,200
2012	\$23,300	\$23,300	\$0	\$23,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2013	3598 / 2665	0001	WD	Berne Platinum LLC,	\$5,000
06-04-2013	3524 / 2928	0111	TD	Mullings, Kermit J	\$12,200
11-28-2007	2915 / 2644	03	PR	Smith (EST), Joseph	\$100

Primary Building Information

Finished Area of this building: 1,528 SF
Gross Area of this building: 1,528 SF

Exterior Data

View:
Year Built: 1910
Primary Wall: Abs Shingle

Roof Cover: Asph Shingle
Frame:
Story Height: 1 Story

Roof Structure: Gable
Grade: MFFQ
No. Units: 2

Building Type: MFH
Effective Year: 1970
Secondary Wall:

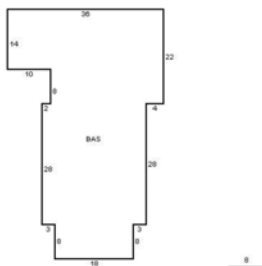
Bedrooms: 1
Full Baths: 2
Half Baths: 0

A/C %: 0%
Heated %: 0%
Sprinkled %: 0%

Interior Data

Electric: AVERAGE
Heat Type:
Heat Fuel:

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	1,528
Gross Area (SF):	1,528
Land Size (acres):	0.17
Land Size (SF):	7,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP1 HIGH	1	1800	1983

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

4/8/2015

Property Address: 449 N 6th Street

Date case originated: 1/4/2008 (purchased 12/19/2013)

Date case complied: 3/31/2015

Total time: 15 months

Number of Hearings

Violation Hearings: 4

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>13</u>	\$5.72
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Certified Mail:	\$5.10	<u>7</u>	\$35.70
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Photographs (per page)	\$0.50	<u>7</u>	\$3.50
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Filing Fees	\$10.00	<u>1</u>	\$10.00
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Months Open	\$50.00	<u>15</u>	\$750.00
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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>1</u>	\$75.00
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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>2</u>	\$250.00
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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>5</u>	\$750.00
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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: \$2,354.92