

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, November 4, 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**

4. **PUBLIC HEARINGS - VIOLATION CASES**

1.	15-0234	709 S 9th Street	Laps Enterprises USA LLC	Andy Avery
2.	15-0643	1204 N 25th Street	Drummond, Kenneth L & Patricia A	Shaun Coss
3.	15-0835	3304 Oleander Avenue	Mabus, Carole	Shaun Coss
4.	15-0860	2306 Okeechobee Road	Park's Rental and Sales, Inc	Shaun, Coss
5.	15-0966	214 Orange Avenue	Kraaz and Kraaz Finance Inc	Shaun Coss
6.	15-1018	1120 Boston Avenue	Mann, Ted M & Lisa A	Andy Avery
7.	15-1046	2003 Boston Avenue	Guerrero, Hector & Lorenzo	Shaun Coss

8.	15-1061	3107 Orange Avenue	Uncle Ernies Place LLC	Andy Avery
9.	15-1112	3794 Oleander Avenue	Faith Baptist Church of FP	Shaun Coss
10.	15-1134	715 S 23rd Street	Lade, Jean	Andy Avery
11.	15-1138	2050 S US Hwy 1	Kdquest4peace LLC	Andy Avery
12.	15-1199	1803 S 27th Street	Kalidonis, George & Villanova, Raymond R	Shaun Coss
13.	15-1339	1204 N 25th Street	Drummond, Kenneth L & Patricia A	Shaun Coss
14.	15-1375	2202 Avenue I	Goyen, Kenneth R	Isaac Saucedo
15.	15-1459	2108 Okeechobee Road	Valdivia, Arlee M & Luis A	Andy Avery

5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

1.	14-1697	2014 Delaware Avenue	Montano, Pierina	Peggy Arraiz
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

1.	10-1266	2014 Delaware Avenue	Montano, Pierina	Peggy Arraiz

2.	14-1236	3204 Ohio Avenue	Pitt, Charles	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 Blandino Hearing

4. 1.

Meeting Date: 11/04/2015

Re: Case #15-0234 - 709 S 9th Street

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

Information

SUBJECT:

15-0234	709 S 9th Street	Laps Enterprises USA LLC	Andy Avery
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CASE INFORMATION:

Case Initiated:	February 9, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Laps Enterprises USA LLC 638 Capon Terrace Port St Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

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

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

Section(s): 16-46, 16-47, 16-48 (6) Nuisance as an Object

CORRECTIVE ACTIONS:

1. Please replace any rotting wood in a workmanlike manner.
2. Please pressure wash the structure to remove all mildew and mold and paint any bare wood in a workmanlike manner.
3. Please contact the Building Dept. at 772-467-3000 to apply for a permit to remove or to repair the (carport area).

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 \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 10/23/2015

Started On: 09/15/2015 10:54 AM

Special Magistrate Blandino Hearing

4. 2.

Meeting Date: 11/04/2015

Re: Case #15-0643 - 1204 N 25th Street

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0643	1204 N 25th Street	Drummond, Kenneth L & Patricia A	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 23, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Kenneth L & Patricia A Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.3 Luminaries**
- IPMC 605.4 Wiring**
- IPMC 704.1 Fire Protection Systems**
- IPMC 604.3.2.1 Fire Damaged Electrical Equipment**

CORRECTIVE ACTIONS:

1. Several alterations have been made to the structure including but not limited to the subdivision of the structure, installation of drywall, installation of water heaters and elimination of doors without permits. Obtain permits for all work that has been done.
2. The front unit must have a kitchen if it is to be rented as a residential unit.
3. The foundation of the front porch has cracked, possibly compromising the structural integrity of the porch roof structure. Make all necessary repairs to the foundation.
4. Repair or replace all broken windows.
5. Windows must be able to stay open on their own, repair all window hardware.
6. Windows must have screens.
7. Repair or replace the roof.
8. There is exposed electrical wiring on the inside and outside of the structure. Install missing fixtures or properly cap off electrical wiring.
9. Repair or replace damaged or missing light fixtures.
10. Repair or replace damaged and missing receptacle faceplates with the appropriate faceplate for its location.
11. Replace the damaged soffit.
12. It appears that some of the electrical equipment in the front unit may have fire damage. Replace affected equipment and inspect the electrical system for further damage.
13. The electrical panel is missing a cover. Install the appropriate cover.
14. Repair or replace all interior walls and baseboards that have been damaged.
15. Flexible wiring is not permitted to supply power to the water heater.
16. Install smoke alarms as required.
17. Repair the loose door hardware on the exterior door.
18. Replace the rotten wood on the north side of the structure.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 11:26 AM

Special Magistrate Blandino Hearing

4. 3.

Meeting Date: 11/04/2015

Re: Case #15-0835 - 3304 Oleander Avenue

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0835	3304 Oleander Avenue	Mabus, Carole	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 5, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Carole Mabus 11881 Orange Avenue Ft. Pierce, FL 34945	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.2 Unsafe Equipment**
- IPMC 603.1 Mechanical Equipment**
- IPMC 605.2 Electrical Receptacles**

CORRECTIVE ACTIONS:

1. Several plumbing alterations have been made without a permit. Have a contractor obtain a permit and bring all plumbing to code.
2. The water heater was installed improperly and without a permit. Have a contractor obtain a permit and bring all plumbing to code.
3. All light switches must have proper faceplates installed.
4. Replace all missing soffit.
5. Repair all holes and cracks in the drywall in the interior of the structure.
6. Repair the walls as needed in the water heater room.
7. Repair or replace all broken windows.
8. Note: One or more of these conditions may be contributing to the visible mold in the structure

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 11:12 AM

Special Magistrate Blandino Hearing**4. 4.****Meeting Date:** 11/04/2015**Re:** Case #15-0860 - 2306 Okeechobee Road**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0860	2306 Okeechobee Road	Park's Rental and Sales, Inc	Shaun, Coss
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CASE INFORMATION:

Case Initiated:	June 10, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Park's Rental and Sales, Inc 2306 Okeechobee Rd Ft. Pierce, FL 34950	TENANT: Rehoboth Christian Center 2306 Okeechobee Rd. #B Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A change of use has occurred and a wall sign has been painted without a permit. Obtain permits for work that has been done.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

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

Special Magistrate Blandino Hearing

4. 5.

Meeting Date: 11/04/2015

Re: Case #15-0966 - 214 Orange Avenue

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-0966	214 Orange Avenue	Kraaz and Kraaz Finance Inc	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 20, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Kraaz and Kraaz Finance Inc 124-A N 2nd Street Ft. Pierce, FL 34950	OCCUPIED BY: Affordable Floors 214 Orange Avenue Ft. Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. The "Flooring" wall sign was installed without a permit. Obtain a permit for work that has been done.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 11:19 AM

Special Magistrate Blandino Hearing

4. 6.

Meeting Date: 11/04/2015

Re: Case #15-1018 - 1120 Boston Avenue

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

Information

SUBJECT:

15-1018	1120 Boston Avenue	Mann, Ted M & Lisa A	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 9, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Ted M & Lisa A Mann 1126 SE Clifton Ln Port St Lucie, FL 34983	OCCUPIED BY: Unknown tenants
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VIOLATIONS:

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

Section(s): 11-11 Storage of Commodities

CORRECTIVE ACTIONS:

Please remove all outside storage of air condition parts, metal, wood, insulation, and any other miscellaneous items from the yard and from the trailer.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$50.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 10/23/2015

Started On: 09/14/2015 11:12 AM

Special Magistrate Blandino Hearing

4. 7.

Meeting Date: 11/04/2015

Re: Case #15-1046 - 2003 Boston Avenue

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-1046	2003 Boston Avenue	Guerrero, Hector & Lorenzo	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 8, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Hector & Lorenzo Guerrero 271 NE Solida Circle Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. New trusses have been installed, an exterior wall has been demolished and the interior of unit C has been demolished. This work is outside of the scope of work for the re-roof permit that has been issued. All work being performed must cease immediately until the proper permits have been obtained.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 10:37 AM

Special Magistrate Blandino Hearing

4. 8.

Meeting Date: 11/04/2015

Re: Case #15-1061 - 3107 Orange Avenue

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

Information

SUBJECT:

15-1061	3107 Orange Avenue	Uncle Ernies Place LLC	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 9, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Uncle Ernies Place LLC 5110 Buchanan Drive Ft Pierce, FL 34982	OCCUPIED BY: Tenant 3107 Orange Ave Apt A Ft. Pierce, FL 34947
OCCUPIED BY: Melissa L Shirley 3107 Orange Ave Apt C Ft. Pierce, FL 34947	OCCUPIED BY: Vicente Alvarez 3107 Orange Ave Apt. B Ft. Pierce, FL 3494

VIOLATIONS:

Section(s): 5-73 House Numbers

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

CORRECTIVE ACTIONS:

1. Please put house and apartment letters a minimum of 3 inches in height on the structure so that they are clearly visible from the street and/or appropriate side of entrance.
2. Please remove all outside storage of wood, inside furniture, tarps, buckets, lamps, and any other miscellaneous items from the yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 10/23/2015

Started On: 09/14/2015 10:11 AM

Special Magistrate Blandino Hearing**4. 9.****Meeting Date:** 11/04/2015**Re:** Case #15-1112 - 3794 Oleander Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1112	3794 Oleander Avenue	Faith Baptist Church of FP	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 15, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Faith Baptist Church of FP 3607 Oleander Avenue Ft. Pierce, FL 34982	OCCUPIED BY: Faith Baptist Church of FP 3794 Oleander Avenue Ft. Pierce, FL 34982
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A change of use has occurred, an existing wall has been altered, framing, drywall and electrical work is in progress without a permit. All work being performed must cease immediately until the proper permits have been obtained.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbusow

Started On: 10/01/2015 11:06 AM

Final Approval Date: 10/23/2015

Special Magistrate Blandino Hearing

4. 10.

Meeting Date: 11/04/2015

Re: Case #15-1134 - 715 S 23rd Street

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

Information

SUBJECT:

15-1134	715 S 23rd Street	Lade, Jean	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 23, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Jean Lade Marie Norzelus 715 S 23rs Street Ft. Pierce, FL 34950	OCCUPIED BY: Marie Y Jeannot 715 S 23rd Street Apt A Ft. Pierce, FL 34950
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

Please remove all outside storage of metal, toilet, garbage, vacuum, scrap wood, crates, and any other miscellaneous items from the yard.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 10/23/2015

Started On: 09/15/2015 11:52 AM

Special Magistrate Blandino Hearing**4. 11.****Meeting Date:** 11/04/2015**Re:** Case #15-1138 - 2050 S US Hwy 1**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1138	2050 S US Hwy 1	Kdquest4peace LLC	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 20, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Kdquest4peace LLC 3417 Whistler Avenue Modesto, CA 95355	OCCUPIED BY: Checker's Drive-in Restaurants 2050 S US Hwy 1 Fort Pierce, FL 34950
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VIOLATIONS:**Section(s): 15-3 (C)(3) Sign Maintenance****CORRECTIVE ACTIONS:**

1. Please remove the sign that was hit by a car and is extremely damaged.
2. Please contact the Building Dept. at 772-467-3000 and apply for a permit to repair the damaged (Checker's) sign.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
 Final Approval Date: 10/23/2015

Started On: 09/14/2015 10:40 AM

Special Magistrate Blandino Hearing**4. 12.****Meeting Date:** 11/04/2015**Re:** Case #15-1199 - 1803 S 27th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1199	1803 S 27th Street	Kalidonis, George & Villanova, Raymond R	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 27, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: George Kalidonis & Raymond R Villanova 5061 N A1A Apt. 302 Ft. Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****IPMC 108.1.2 Unsafe Equipment****IPMC 309.1 Infestation****IPMC 603.1 Mechanical Equipment****IPMC 605.1 Electrical Equipment****IPMC 605.2 Electrical Receptacles****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. Repair or replace all damaged electrical outlets.
2. Install all missing electrical faceplates.
3. Secure the loose a/c register.
4. Repair or replace all smoke alarms.
5. Air conditioning condensate is dripping onto the electrical connection for the air handler.
Make all necessary repairs.
6. Obtain pest control services for the structure or obtain certification from a properly licensed pest control operator that treatment is not necessary.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 10:53 AM

Special Magistrate Blandino Hearing

4. 13.

Meeting Date: 11/04/2015

Re: Case #15-1339 - 1204 N 25th Street

Submitted For: Shaun Coss, Building Dept. Investigator, Building

Information

SUBJECT:

15-1339	1204 N 25th Street	Drummond, Kenneth L & Patricia A	Shaun Coss
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CASE INFORMATION:

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

OWNER: Kenneth L & Patricia A Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Siding has been replaced without a permit. All work being performed must cease immediately until the proper permits have been obtained.

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 \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 10/23/2015

Started On: 10/01/2015 11:57 AM

Special Magistrate Blandino Hearing

4. 14.

Meeting Date: 11/04/2015

Re: Case #15-1375 - 2202 Avenue I

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

Information

SUBJECT:

15-1375	2202 Avenue I	Goyen, Kenneth R	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	August 20, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Kenneth R Goyens PO Box 4103 Tampa, FL 33677	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-369 Vacant Buildings

Section(s): 5-368 Property Maintenance

CORRECTIVE ACTIONS:

1. Please properly secure all windows with exterior grade plywood and paint wood the same color of home.
2. Please repair or remove carport. A permit may be required. Please contact the building department with any questions at (772) 467-3000

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$150.00 per day be assessed.

Form Review

Form Started By: Collen Greer
Final Approval Date: 10/08/2015

Started On: 10/08/2015 10:30 AM

Special Magistrate Blandino Hearing

4. 15.

Meeting Date: 11/04/2015

Re: Case #15-1459 - 2108 Okeechobee Road

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

Information

SUBJECT:

15-1459	2108 Okeechobee Road	Valdivia, Arlee M & Luis A	Andy Avery
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CASE INFORMATION:

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

OWNER: Arlee M & Luis A Valdivia 2108 Okeechobee Road Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles

Section(s): 9-27 (B) Doing Business Without a Tax

Section(s): 15-5 Signs Prohibited

Section(s): 9-335 (C) Garage Sale Regulation

CORRECTIVE ACTIONS:

1. Please remove all non-operable vehicles from the property.
2. Please refrain from having a garage sale every day. The limit is four garage sales per year.
3. Please discontinue advertising with signs on the fence and stop doing business without a license from your home.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to comply or a fine of \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 10/23/2015

Started On: 09/16/2015 02:00 PM

Information

SUBJECT:

14-1697	2014 Delaware Avenue	Montano, Pierina	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	August 15, 2014	Type of Presentation:	Massey Hearing Reduction of Fines
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OWNER:

PREVIOUS OWNER: Pierina Montano 15751 SW 139th Street Miami, FL 33196	OCCUPIED BY: Simon P. Castor 207 Dixieland Drive Ft. Pierce, FL 34982
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VIOLATIONS:

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

FINDINGS/ORDER:

February 4, 2015 Special Magistrate found Pierina Montano to be in violation of the section(s) listed above and gave him 15 days to comply or a fine of \$150.00 per day would be assessed.

ACTION DATES:

1. February 23, 2015 an inspection was made, the property was not in compliance and the fines began.
2. August 14, 2015 received notice that there was a "tax deed sale with excess proceeds" from the Clerk of the Circuit Court.
3. September 22, 2015 received a check in the amount of \$512.01. Staff notified the new owners of the excess funds and explained that there were two cases with accrued fines. The first case #10-1266 is complied; however, there is a lien recorded. This case #14-1697 is not complied, the fines are continuing to accrue; however, there is no recorded lien at this time.
4. October 5, 2015 received a phone call from Mr. Castor that the property was now in compliance. An inspection was made; the property is now in compliance and the fines stopped.
5. October 27, 2015 received a Request for Lien Reduction from Mr. Castor.

RECOMMENDATION:

The total amount of the fines is \$33,630.00 (\$30.00 recording fees).
Recommendation to be determined.

Attachments

Request for Reduction

Tax Card

Excess Funds Notice

3 Criteria

Administrative Costs

Form Review

Form Started By: Collen Greer

Final Approval Date: 10/29/2015

Started On: 10/28/2015 11:58 AM



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:	10/27/15		
Property address:	2014 Delaware Ave Fort Pierce FL		
Owner(s) of record:	Simon Paul Castor		
Mailing address:	207 Dixieland St Fort Pierce 34982		
Property tax ID #:			
Original purchase date:	8/3/2015	Original purchase price:	7,100.00
Other Information:	<input type="checkbox"/> Inherited Property	<input checked="" 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 type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Simon Paul Castor	Relationship to owner(s):	None
Telephone #:		Mobile phone #:	772 5285202
E-mail:	Castors_ac@yahoo.com	Preferred contact method:	772 5285202
What are owner(s) intentions for property:	rental		
Amount of Fine:	33,630.00	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?
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

\$ 33,630.00 *sl*

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 33,117.99

DOLLAR AMOUNT I AGREE TO PAY

\$ 512.01

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)

(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: 2014 Delaware Ave Fort Pierce FL

Property Owner: Simon Paul Castor

Mailing Address: 207 Dixieland Dr Fort Pierce 34982

Telephone #: 772 5285202 Cell Phone #: _____

E-Mail Address: Castors.ac@yahoo.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, Simon Paul Castor, 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 Did Buy the property in Tax deed I didn't know about the liens. When I received the letter I did comply to the code.

Date: 10/27/15

Signed: [Signature]
Print Name: Simon Castor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Simon Paul Castor who acknowledged before me that the information contained herein is true and correct. He She is not personally known to me and has produced FI DR Lic C236-795-68-213-0 as identification.

SWORN TO AND SUBSCRIBED before me this 27th day of October, 2015.



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

Colleen Greer
Notary Public, State of Florida

Property Identification

Site Address: 2014
 DELAWARE AVE
 Map ID: 24/09S

Parcel ID: 2409-313-0014-
 000-3
 Zoning: R4

Account #: 20944
 Use Type: 0100

Sec/Town/Range:
 09/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Simon P Castor
 207 Dixieland DR
 Fort Pierce, FL 34982-6705

Legal Description

9 35 40 W 1/2 OF W 1 AC OF S 1/2OF SW 1/4 OF NE 1/4 OF SW 1/4-LESS S 30 FT- AND FROM MONU 30FT N AND 25 FT E OF SW COR OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SW 1/4 RUN E 307.28 FT TO POB, TH CONT E 16 FT M/L TO SLY EXT OF ELI MIDTOWN S/D, TH N ALG SD SLY EXT 93.4 FT TO S LI MIDTOWN S/D, TH WLY ALG SD S LI 13.5 FT M/L, TH S 93.4 M/L FT TO POB (OR 3774-1501)

Current Values

Just/Market: \$31,400 Assessed: \$31,400
 Exemptions: \$0 Taxable: \$31,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$31,400	\$31,400	\$0	\$31,400
2014	\$31,000	\$31,000	\$0	\$31,000
2013	\$30,800	\$30,800	\$0	\$30,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-03-2015	3774 / 1501	0111	TD	Montano Pierina	\$7,100
01-06-2006	2471 / 1332	00	WD	Marante,Felix	\$177,000
03-08-2004	1917 / 0708	00	WD	Gallant,Edith H	\$44,900

Primary Building Information

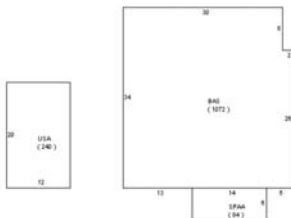
Finished Area of this building: 1,072 SF
 Gross Area of this building: 1,396 SF

Exterior Data

View: Roof Cover: Sheet Metal Roof Structure: Gable Building Type: HD
 Year Built: 1941 Frame: Grade: D Effective Year: 1977
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 2 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 1 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: Double Pine



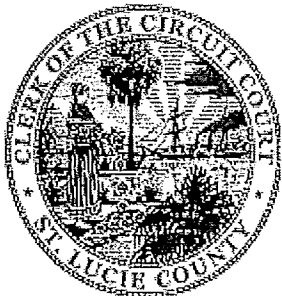
Total Areas

Finished/Under Air (SF):	1,072
Gross Area (SF):	1,396
Land Size (acres):	0.52
Land Size (SF):	22,545
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.



JOSEPH E SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA
 TAX DEED/OFFICIAL RECORDS
 201 SOUTH INDIAN RIVER DRIVE, 2ND FLOOR
 FORT PIERCE, FLORIDA 34950
 (772) 462-6926
 MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

AFFIDAVIT (Tax Deed Sale - Excess Proceeds)

File # 14-318
 Certificate # 2012/2807

MARGARET MARRAIZ FOR THE, being first duly sworn, deposes and says:
 (Print/Type Name of Affiant) CITY OF FORT PIERCE

1. That, as further stated in paragraph 3 below, I am one of the person(s) described in F.S. 197.502(4), to wit:
 1. Legal titleholder of record whose address appears on the record of conveyance of the lands to the owner.
 2. Lien holder of record whose address appears on the recorded lien. That the lien in the amount of \$ 134,050 (Includes applicable interest) has not been transferred or satisfied.
 3. Mortgagee of record whose address appears on the recorded mortgage.
 4. Vendee of a recorded contract or vendee who has applied to receive notice.
 5. Other lien holder who has applied to receive notice.
 6. Person to whom property was assessed on the tax roll for year in which property was last assessed.
 7. OTHER: If property was acquired by other than a deed (for example, Court Order or Probate), certified copies of all pertinent documents are attached.

2. Of certain real property legally described as:
2014 DELAWARE AVE - AKA PID# 2409-313-0014-0003

3. That, because of delinquent real property taxes, the above described real property was sold under the administration of the Clerk of Circuit Court of St Lucie County, Florida, on 8/3/15 all in accordance with and pursuant to law.

4. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate No. 2012/2807, I am one of those persons described in paragraph 1 above and entitled under Florida Statutes 197.582(2) to certain undistributed surplus funds as my interests appear. My maximum entitlement to such funds is \$ 1,100., which is subject to all other claims by such other persons as described in F.S. 197.502(4)

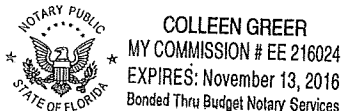
Attached, as required, is a copy of my Notice of Overbid Surplus Monies.

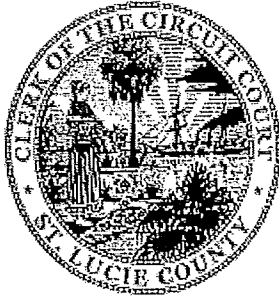
Signature of Affiant: Margaret Marrais
 Print/Type address and telephone number of Affiant: CITY OF FORT PIERCE
100 N US HWY 1
FORT PIERCE FL 34950
772-467-3000

The foregoing instrument was acknowledged before me this 14th day of August 2015, by Margaret Marrais, who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notary Seal)

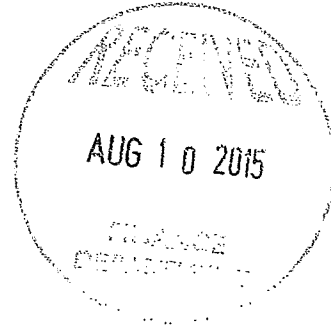
Colleen Greer
 Notary Public





JOSEPH E SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA
TAX DEED/OFFICIAL RECORDS
2300 VIRGINIA AVENUE, 2ND FLOOR
FORT PIERCE, FLORIDA 34982
(772) 462-6926
MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

CITY OF FT PIERCE
K D' ARTON: FINANCE DEPT.
PO BOX 1480
FT PIERCE, FL 34954-1480



NOTICE

File # 14-318
Certificate # 2012/2807
Name in Which Assessed: PIERINA MONTANO

Pursuant to Chapter 197, Florida Statutes, the property located at 2014 DELAWARE AVE, FP was sold at public auction on 3th DAY OF AUGUST 2015. After the costs of the sale, a surplus of \$7,100.00 remains. These funds will be held for up to one year from the date of the sale for the benefit of persons having an interest in this property as described in Section 197.502 (4), Florida Statutes as their interests may appear. For example, a senior mortgage or lien on the property will be satisfied before a junior mortgage or lien.

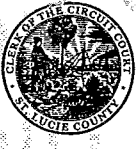
In order to be considered for distribution and possibly receive any of these funds, you must fill out, have notarized and submit the enclosed affidavit to this office, detailing the particulars of your claim and the amount currently due. This affidavit must be received within 90 days from the date of this notice. A copy of this notice must be attached to your statement of claim/affidavit. After reviewing the affidavit/claim, this office will notify you if you are entitled to any payment.

Dated this day of 6th DAY OF AUGUST 2015

JOSEPH E SMITH
Clerk of the Circuit Court
ST. LUCIE COUNTY, FL

By: _____
MARGARET RAHAL
Deputy Clerk

THIS CHECK IS VOID WITHOUT THE RED GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK PATTERN ON THE BACK. HOLD AT AN ANGLE TO VIEW.



St. Lucie County
Clerk of the Circuit Court
 AP Account
 201 South Indian River Drive
 Fort Pierce, FL 34950

Seacoast National Bank
 Stuart, Florida 34995

00449594

Check Date: 09/11/15
 Check Number: 00449594
 Check Amount: \$*****512.01

63-515
 670

Five Hundred Twelve & 01/100
 PAY TO THE ORDER OF

This Check Void After 180 Days

City Of Ft Pierce
 Code Enforcement
 Attn: Peggy Arraiz
 P. O. Box 1480
 Fort Pierce FL 34954

[Signature]
 AUTHORIZED SIGNATURE
[Signature]
 AUTHORIZED SIGNATURE

SIGNATURE HAS A COLORED BACKGROUND

⑈00449594⑈ ⑆067005158⑆ 4137081101⑈

Clerk of the Circuit Court - AP Account

INVOICE		DOC #	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
NUMBER	DATE					
TAXDEED 14-318	09/11/15	11508435	Lien File 14-318 Cert 2012/2807 2014 Delaware Ave	512.01	0.00	512.01
CHECK NUMBER	CHECK DATE			TOTAL GROSS	TOTAL DISCOUNT	TOTAL AMOUNT
00449594	09/11/15			512.01	.00	512.01

RECORDED
 SEP 23 2015
 CODE ENFORCEMENT
 CITY OF FT. PIERCE

**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 14-1697

Date: 10-28-15

1.) The gravity or seriousness of the violation:	moderate
2) Any and all actions taken by the violator to correct the violations; OR	n/a new owner corrected violations
3) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	none

Administrative Cost Estimator

10/29/2015

Property Address: 2014 Delaware Ave (14-1697)

Date case originated: 8/15/2014

Date case complied: 10/5/2015

Total time: 14 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>11</u>	\$4.84
--------------------	--------	-----------	--------

Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>10</u>	\$5.00
------------------------	--------	-----------	--------

Filing Fees	\$10.00	<u>3</u>	\$30.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>14</u>	\$700.00
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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
--------------------------	----------	----------	----------

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
----------	----------	----------	----------

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting	\$275.00	<u>0</u>	\$0.00
-------------------	----------	----------	--------

Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: **\$1,394.94**

Information

SUBJECT:

10-1266	2014 Delaware Avenue	Montano, Pierina	Peggy Arraiz

CASE INFORMATION:

Case Initiated:	September 22, 2010	Type of Presentation:	Lien Reduction Request
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OWNER:

PREVIOUS OWNER: Pierina Montano 15751 SW 139th Street Miami, FL 33196	CURRENT OWNER: Simon P. Castor 207 Dixieland Drive Ft. Pierce, FL 34982
---	---

VIOLATIONS:

Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

December 1, 2010 the Special Magistrate found Pierina Montano to be in violation of the section(s) listed above and gave him 15 days to comply or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. February 23, 2011 an inspection was made, the property was not in compliance and the fines began.
2. March 29, 2011 the Order Assessing Fine and Imposing Lien was recorded.
3. February 12, 2014 another inspection was made, the property was now in compliance and the fines stopped.
4. August 14, 2015 received notice that there was a "tax deed sale with excess proceeds" from the Clerk of the Circuit Court.
5. September 22, 2015 received a check in the amount of \$512.01. Staff notified the new owners of the excess funds and that there were liens on the property.
6. October 27, 2015 received Request for Lien Reduction from Mr. Castor.

RECOMMENDATION:

The total amount of this lien is \$108,530.00 (\$30.00 is recording fees).
Recommendation to be determined.

Attachments

Request for Reduction

Tax Card

Excess Funds Not

7 Criteria

Administrative Costs

Form Review

Form Started By: Collen Greer

Final Approval Date: 10/29/2015

Started On: 10/28/2015 10:16 AM



DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Form with fields for Date, Property address, Owner(s) of record, Mailing address, Property tax ID #, Original purchase date, Original purchase price, Other Information, Property is used for, Name of person requesting reduction, Relationship to owner(s), Telephone #, Mobile phone #, E-mail, Preferred contact method, What are owner(s) intentions for property, Amount of Fine, Date Fine Initiated, Are there current code violations?, Is a lien filed against the property?, Is property listed for sale?, Is property under contract for sale?

AMOUNT OF FINE / LIEN

\$ 108,530.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 108,530.00

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)

Simon Paul Castor (Printed Name)



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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Property Address: 2014 Delaware Ave Fort Pierce FL

Property Owner: Simon Paul Castor

Mailing Address: 207 Dixieland Dr Fort Pierce 34982

Telephone #: 772 5285202 Cell Phone #: _____

E-Mail Address: Castors.ac@yahoo.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, Simon Paul Castor, 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 did buy the property in tax deed I didn't know about the liens. When I received the letter I did comply to the code.

Date: 10/27/15

Signed: [Signature]
Print Name: Simon Castor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Simon Paul Castor who acknowledged before me that the information contained herein is true and correct. He She is not personally known to me and has produced FI DR Lic C236-795-68-213-0 as identification.

SWORN TO AND SUBSCRIBED before me this 27th day of October, 2015.



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

Colleen Greer
Notary Public, State of Florida

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Primary Building Information

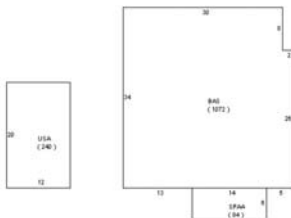
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Interior Data

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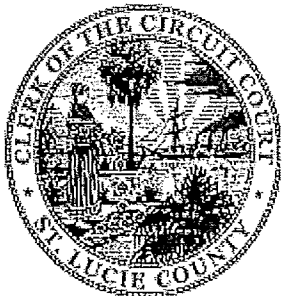
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Type	Qty	Units	Year Blt
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 © Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.



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 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA
 TAX DEED/OFFICIAL RECORDS
 201 SOUTH INDIAN RIVER DRIVE, 2ND FLOOR
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 (772) 462-6926
 MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

AFFIDAVIT (Tax Deed Sale - Excess Proceeds)

File # 14-318
 Certificate # 2012/2807

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 2. Lien holder of record whose address appears on the recorded lien. That the lien in the amount of \$ 134,050 (Includes applicable interest) has not been transferred or satisfied.
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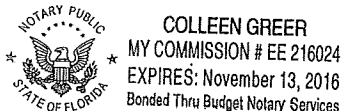
Attached, as required, is a copy of my Notice of Overbid Surplus Monies.

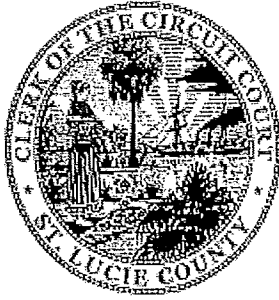
Signature of Affiant: Margaret Marrais
 Print/Type address and telephone number of Affiant: CITY OF FORT PIERCE
100 N US HWY 1
FORT PIERCE FL 34950
772-467-3000

The foregoing instrument was acknowledged before me this 14th day of August 2015, by Margaret Marrais, who is personally known to me or who has produced _____ as identification and who did not take an oath.

(Notary Seal)

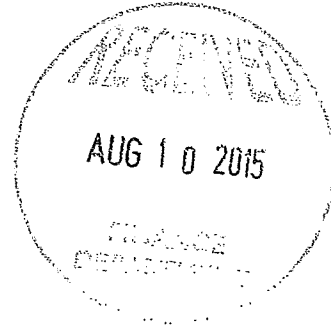
Colleen Greer
 Notary Public





JOSEPH E SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA
TAX DEED/OFFICIAL RECORDS
2300 VIRGINIA AVENUE, 2ND FLOOR
FORT PIERCE, FLORIDA 34982
(772) 462-6926
MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

CITY OF FT PIERCE
K D' ARTON: FINANCE DEPT.
PO BOX 1480
FT PIERCE, FL 34954-1480



NOTICE

File # 14-318
Certificate # 2012/2807
Name in Which Assessed: PIERINA MONTANO

Pursuant to Chapter 197, Florida Statutes, the property located at 2014 DELAWARE AVE, FP was sold at public auction on 3th DAY OF AUGUST 2015. After the costs of the sale, a surplus of \$7,100.00 remains. These funds will be held for up to one year from the date of the sale for the benefit of persons having an interest in this property as described in Section 197.502 (4), Florida Statutes as their interests may appear. For example, a senior mortgage or lien on the property will be satisfied before a junior mortgage or lien.

In order to be considered for distribution and possibly receive any of these funds, you must fill out, have notarized and submit the enclosed affidavit to this office, detailing the particulars of your claim and the amount currently due. This affidavit must be received within 90 days from the date of this notice. A copy of this notice must be attached to your statement of claim/affidavit. After reviewing the affidavit/claim, this office will notify you if you are entitled to any payment.

Dated this day of 6th DAY OF AUGUST 2015

JOSEPH E SMITH
Clerk of the Circuit Court
ST. LUCIE COUNTY, FL

By: _____
MARGARET RAHAL
Deputy Clerk

THIS CHECK IS VOID WITHOUT THE RED GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK PATTERN ON THE BACK. HOLD AT AN ANGLE TO VIEW



St. Lucie County
Clerk of the Circuit Court
 AP Account
 201 South Indian River Drive
 Fort Pierce, FL 34950

Seacoast National Bank
 Stuart, Florida 34995

00449594

Check Date: 09/11/15
 Check Number: 00449594
 Check Amount: \$*****512.01

63-515
 670

Five Hundred Twelve & 01/100***
 PAY TO THE ORDER OF

This Check Void After 180 Days

City Of Ft Pierce
 Code Enforcement
 Attn: Peggy Arraiz
 P. O. Box 1480
 Fort Pierce FL 34954

She Jones
 AUTHORIZED SIGNATURE
Peggy Arraiz
 AUTHORIZED SIGNATURE

SIGNATURE HAS A COLORED BACKGROUND

⑈00449594⑈ ⑆067005158⑆ 4137081101⑈

Clerk of the Circuit Court - AP Account

INVOICE		DOC #	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
NUMBER	DATE					
TAXDEED 14-318	09/11/15	11508435	Lien File 14-318 Cert 2012/2807 2014 Delaware Ave	512.01	0.00	512.01
CHECK NUMBER	CHECK DATE			TOTAL GROSS	TOTAL DISCOUNT	TOTAL AMOUNT
00449594	09/11/15			512.01	.00	512.01

RECORDED
 SEP 23 2015
 CODE ENFORCEMENT
 CITY OF FT. PIERCE

Case No: 10-1026

LIEN REDUCTION HEARING Date: 10-28-15
CONTESTING OF FINE/NON-COMPLIANCE

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 new owner
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 corrected violations
3.) The length of time necessary to bring the property into compliance:	n/a new owner
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:	none
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	n/a
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

Administrative Cost Estimator

10/29/2015

Property Address: 2014 Delaware Ave (10-1266)

Date case originated: 9/23/2010

Date case complied: 2/12/2014

Total time: 40 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class: \$0.44 12 \$5.28

Certified Mail: \$5.10 6 \$30.60

Photographs (per page) \$0.50 3 \$1.50

Filing Fees \$10.00 2 \$20.00

Months Open \$50.00 40 \$2,000.00

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 1 \$150.00

Each additional Hearing \$75.00 0 \$0.00

Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager \$75.00 1 \$75.00

Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour) \$125.00 1 \$125.00

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 2 \$300.00

Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

Commision Meeting \$275.00 1 \$275.00

Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$2,982.38

Information

SUBJECT:

14-1236	3204 Ohio Avenue	Pitt, Charles	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	June 13, 2014	Type of Presentation:	Lien Reduction Request
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OWNER:

OWNER: Systec LLC 1175 NW 17th Avenue Delray Beach, FL 33445	OCCUPIED BY: Charles Pitt 5303 Palmetto Avenue Ft. Pierce, FL 34982
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VIOLATIONS:

Section(s): 5-368 (6) Fence Maintenance.

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

Section(s): 22-187 (13) Landscape Maintenance.

FINDINGS/ORDER:

October 1, 2014 Special Magistrate Blandino found that Systec LLC was in violation of the sections listed above. He ordered that the property owner needed to come into compliance within 30 days or a fine of \$250.00 per day would be accessed.

ACTION DATES:

1. February 10, 2015 an inspection was made, violations were not in compliance, the fines began.
2. February 18, 2015 an inspection was made, the violations were now in compliance, the fines stopped.
3. October 15, 2015 the Order Assessing Fine and Imposing Lien was recorded.
4. October 20, 2015 received Request for Reduction or Rescindment of Code Enforcement Fines/Lien from Charles Pitt.

RECOMMENDATION:

The total amount of fines is \$2,030.00 (includes \$30.00 recording fees).

To be determined.

Attachments

Request
Tax Card
7 Criteria
Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 10/27/2015

Started On: 10/22/2015 02:57 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**

Case # 17-1236

Date: October 20, 2015		Property address: 3204 OHIO AVE.		Owner(s) of record: SYS TEC		Mailing address: 5303 PALMETTO AVE. #1236		Property tax ID #: 34982		Original purchase date:		Other Information:		Property is used for:		Name of person requesting reduction:		Telephone #:		E-mail:																					
Purchased at Tax Sale <input checked="" type="checkbox"/>		Inherited Property <input type="checkbox"/>		Single Family <input type="checkbox"/>		Multi-family <input type="checkbox"/>		Commercial <input checked="" type="checkbox"/>		Industrial <input type="checkbox"/>		Vacant Lot <input type="checkbox"/>		Relationship to owner(s): TWARD		Mobile phone #: 772-971-1958		Preferred contact method: charlespit+2010		What are owner(s) intentions for property: yanoo.com		Amount of Fine: \$2,030.00		Date Fine Initiated: Feb 2, 2015		Explain: (please attached notice)		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		If yes, what is the lien amount? \$2,030.00		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

DOLLAR AMOUNT REQUESTING TO BE WAIVED

DOLLAR AMOUNT I AGREE TO PAY

\$ 2,030.00
 \$ 2,000.00
 \$ 30.00

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 Commissioner's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Charles Pitt

(Printed Name)

Charles Pitt

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:

3204 OHIO AVE. Ft. Pierce, FL

Property Owner:

SYS INC

Mailing Address:

1175 NW 17th Ave Delray Beach, FL

Telephone #:

561-884-0470

Cell Phone #:

33445

E-Mail Address:

~~spa~~ speachey@thedelraybeachclub.com

Is the property in compliance? YES

If no, please explain

5303 Palmello Ave. 34982

NOT 4

I, Charles Pitt, 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.

Date: October 20th, 2015

From: Charles Pitt/ tenant at 3204 Ohio Ave, Ft. Pierce, FL. 34947 Tel. 772-971-1958 email: charlespitt2001@yahoo.com

Case # 14-1236

RE: Request for Fine to be Waived.

I am the tenant at 3204 Ohio Ave. Ft. Pierce, FL. 34947

In September of last year by Shaun Coss notified me that the property had numerous code violations.

Mr. Avery, who did later follow up, advised both me and my foreman, Marc Rose (telephone 772-205-4470); that there would be no fines if I undertook the expense to comply on all of the violations.

I received an email from Sandy Rasmeth(see below copy) in February confirming that I had [completed](#).

I expended almost \$8,000.00 to accomplish this. Had I known that there would be fines in the amount of \$2,000 I would not have done this work and would have gone to Okeechobee.

Today, October 20th, the owner-landlord (SYSTEC) sent me an email which shows that a lien and fines for \$2,030.00 have been placed on the property .

I had absolutely no prior notice of this fine issue.

Today, I met with Peggy Arraiz who showed me documentation which confirmed that the Code Enforcement had, in fact, notified the owner (SYSTEC/ Shane Peachey—tel. 561-884-0470) as of February 12, 2015.

The Owner did not notify me of this issue. Today, October 20, 2015 is my first notice which is 8 months AFTER I thought everything had been settled.

I feel I complied in good faith and due to a lack of communications that I am being hit with a debt will severely impact both me personally and my business (Americast)

I respectfully request a waiver of the fines.

Sincerely,



Charles Pitt

Sandra Rasmeth <SRasmeth@City-FtPierce.Com>
To
Charles Pitt

Charles Pitt

CC

Andy Avery Colleen Greer Shaun Coss Shane Alicia Rosenthal
Feb 19 at 6:28 AM
Good Morning Charles,

I received the photos from Andy this morning, and yes indeed, you are now in compliance. Looks good.
So, at your convenience you can pick up your Business Tax Receipt from the Planning Department on
the 2nd Floor of City Hall. I will leave it at the front counter for you

Date: October 20, 2015

Signed: Charles Pitt
Print Name: Charles Pitt

STATE OF FLORIDA

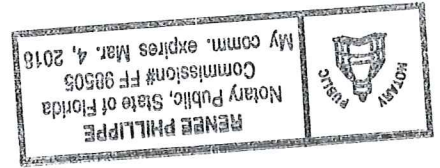
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Charles Pitt

who acknowledged before me that the information contained herein is true and correct. He/She
is ~~not~~ personally known to me and has produced FCOL

as identification.

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



Notary Public, State of Florida

Renee Phillippe

Property Identification

Site Address: 3204 OHIO AVE
 Map ID: 24/17N
 Parcel ID: 2417-505-0021-000-9
 Zoning: C3
 Account #: 26681
 Use Type: 1200
 Sec/Town/Range: 17/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Systec LLC
 1175 NW 17th Ave
 Delray Beach, FL 33445

Legal Description

PALMETTO PK LOT 20 AND S 1/2 OF LOT 21 (OR 3536-359)

Current Values

Just/Market: \$74,600
 Exemptions: \$0
 Assessed: \$74,600
 Taxable: \$74,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$74,600	\$74,600	\$0	\$74,600
2014	\$75,300	\$75,300	\$0	\$75,300
2013	\$76,600	\$76,600	\$0	\$76,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-08-2013	3536 / 0359	0111	TD	Hamel, Keith	\$40,000
07-12-2007	2855 / 2211	01	SP	St Lucie Real Estate Company,	\$175,000
02-20-2003	1663 / 2870	00	WD	Jupiter, Barbara	\$15,000

Primary Building Information

Finished Area of this building: 1,320 SF
 Gross Area of this building: 1,796 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: LROF
Year Built: 1924	Frame:	Grade: Y_D+	Effective Year: 1980
Primary Wall: Wood/Sheath	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	3,280
Gross Area (SF):	3,756
Land Size (acres):	0.34
Land Size (SF):	15,000
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
OHD AVG	1	264	1996

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

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

Case No: 14-1236

Date: October 26 2015

1.) The gravity or seriousness of the violation:	Moderate operating a business without a Business Tax
2a.) Any and all actions taken by the violator to correct the violations; OR	Once the fine began the tenant met with the Code Officer and corrected all violations there.
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:	Tenant (business) corrected violations
3.) The length of time necessary to bring the property into compliance:	Eight days
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:	none
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

Administrative Cost Estimator

10/27/2015

Property Address: 3204 Ohio Avenue

Date case originated: 6/13/2014

Date case complied: 2/18/2015

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>13</u>	\$6.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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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	\$275.00	<u>1</u>	\$275.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$1,378.80