

Case Initiated:	March 20, 2015	Type of Presentation:	Lien Reduction
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OWNER: Adrian Morales 2804 S 10th Street Ft. Pierce, FL 34982	OCCUPIED BY:
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Section(s): 5-1.105.1 Permit Required.

Code Compliance Manager Peggy Arraiz read the facts of the case and reviewed the 7 criteria required to make a recommendation to the City Commission for reduction of the lien. She stated she had met with Mr. Waller prior to the meeting; however, they were not in agreement to the reduction. She stated Mr. Waller was requesting all fines be rescinded. Ms. Arraiz explained that the fines began in December 2015. Staff had received a request for an extension of time but it was after the fines had started; therefore we scheduled it for a Massey hearing. No one showed up for this hearing so it was rescheduled. Again, no one showed up for the hearing. SM Ross ordered a lien to be placed on the property.

Roderick Waller was sworn in. He was asked what his relationship was to the property owner and he stated he was the general contractor whom Mr. Morales had consulted to take care of the problems. He stated there was a language barrier, and that Mr. Morales had spent much more money than he started out. He said the permit was applied for on 1/22/2016 and completed on 3/24/16. He stated the project was delayed because of engineering taking so long. Mr. Morales was asking for rescindment of the fines or no more than \$450.00 dollars.

Ms. Arraiz stated under the circumstances she was in agreement to reducing the administrative fines to \$900.00 and would allow them 12 months at \$75.00 to pay if approved by the Special Magistrate and the City Commission. Mr. Waller was still not in agreement.

Special Magistrate Ross reviewed the 7 criteria required by Rule 17 and will recommend the City Commission reduce the lien to \$900.00 payable in 12 monthly payments of \$75.00. If not paid within that time the lien would revert back to its original amount.

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09-0635	2107 San Marcos Avenue	Monroe, Robert L (EST)	Peggy Arraiz
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Case Initiated:	March 19, 2009	Type of Presentation:	Lien Reduction Request
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PREVIOUS OWNER: Robert L. Monroe (EST) 2107 San Marcos Avenue Ft. Pierce, FL 34946	CURRENT OWNER: Carr Investment Properties Inc. (TR) 521 S Andrews Avenue Suite 7 Fort Lauderdale, FL 33301
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Section(s): 5-368 (1) (2) (3) (4) Property Maintenance
Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage
Section(s): 16-46, 16-47, 16-48 Nuisance as a Condition

CCM Peggy Arraiz read the facts of the case. She explained that these were excess funds from a tax sale. The city has already received the check and was agreeable to accept this as settlement of the lien.

Special Magistrate Ross reviewed the 7 criteria required by Rule 17 and will recommend the City Commission reduce the lien to \$10,721.79.

7. REQUEST FOR EXTENSION OF TIME

8. NEW BUSINESS:

CCM Arraiz went over the proposed changes to Rule 17. She said this would give the Department, the Board, and the Special Magistrates the authority but not the obligation to reduce liens and issue release of liens without going to the City Commission.

If the owners were in agreement to pay \$5,000 or more for residential and buildings with less than 4 dwelling units and \$10,000 or more for commercial and buildings with more than 4 dwelling units and everything is payable in 30 days or if there is an excess funds from a tax sale these reductions/rescindments could be addressed by staff.

If the request does not meet the criteria outlined or the Department determines the request needs further review or the requesting party chooses not to waive his right to a hearing, the Department would schedule a hearing before the Code Board or the Special Magistrate {whichever signed the lien).

All other matters would be determined by the City Commission. She stated that if the reduction request does go before the City Commission, they could assess an administrative fee of \$250.00 but that would be determined by the Commission. A fee is not required to go before the City Commission.

9. OLD BUSINESS

Adjourned 9:30 am

Respectfully submitted:

Colleen Greer

Secretary to the Special Magistrate