

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, January 20, 2016 - 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.	15-0484	908 Savannas Point Drive C	Waller, Laura E	Shaun Coss
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2.	15-0778	912 Avenue I	PC Hotel LLC	Shaun, Coss
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3.	15-0859	3306 S 7th Street	Moreira Jr, Uriel	Shaun Coss
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4.	15-0962	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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5.	15-1023	4000 S US Highway 1 A	Muslim Friends of Florida Int	Shaun Coss
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6.	15-1129	1910 Avenue E	Richardson Sr, Calvin C	Shaun Coss
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7.	15-1543	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

1.	14-0343	1002 Nebraska Avenue	Salinas, Maria L.	Andy Avery
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2.	15-0401	1010 Boston Avenue	Samuells, William R	Margaret Arraiz
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3.	15-0431	1711 N 19th Street	Keith, Willie	Isaac Saucedo
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4.	15-0443	2804 S 10th Street	Morales, Adrian	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

1.	04-0636	1512 Avenue J	Jones, James	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**4. 1.****Meeting Date:** 01/20/2016**Re:** Case #15-0484 - 908 Savannas Point Drive C**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0484	908 Savannas Point Drive C	Waller, Laura E	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 11, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Laura E Waller 133 Lakes End Drive Apt B1 Ft. Pierce, FL 34982	OWNER: Laura E Waller PO BOX 321 Fancy Gap, VA 24328-0321
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. An air conditioning unit has been installed without a permit. A contractor came in and applied for the permit. However, since then, the contractor has requested the permit to be voided since he is no longer permitted on site per the property owner. To remedy this violation you must coordinate with a new contractor to 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 Arbusow

Started On: 12/16/2015 12:04 PM

Final Approval Date: 01/12/2016

Special Magistrate Ross Hearing**4. 2.****Meeting Date:** 01/20/2016**Re:** Case #15-0778 - 912 Avenue I**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0778	912 Avenue I	PC Hotel LLC	Shaun, Coss
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CASE INFORMATION:

Case Initiated:	October 1, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: PC Hotel LLC 301 S Frontage Road Plant City, FL 33563	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A stop work order was placed on May 22, 2015 for work being done and work that was previously done without a permit. This work includes but may not be limited to two accessory buildings added onto the back of the structure, interior demolition including drywall removal, plumbing piping removal, electrical wiring removal, alterations to the fire suppression system, exterior walls, columns on the rear porch and a fence being replaced. You had (30) days from the date of this letter to apply for permit(s).

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 ReviewForm Started By: Mechelle Arbusow
Final Approval Date: 01/12/2016

Started On: 12/16/2015 11:43 AM

Special Magistrate Ross Hearing**4. 3.****Meeting Date:** 01/20/2016**Re:** Case #15-0859 - 3306 S 7th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0859	3306 S 7th Street	Moreira Jr, Uriel	Shaun Coss
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CASE INFORMATION:

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

OWNER: Uriel Moreira Jr 1102 SW Elm Grove Court Palm City, FL 34990	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The land has been cleared and the elevation has been altered. Obtain a land clearing and site work permit.

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: 01/12/2016

Started On: 12/16/2015 12:27 PM

Special Magistrate Ross Hearing**4. 4.****Meeting Date:** 01/20/2016**Re:** Case #15-0962 - 1204 N 17th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-0962	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 22, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Rent 2 Own Guys LLC 10380 SW Village Center Drive 182 Port St. Lucie, FL 34987	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The roof has at least partially been re-roofed. Ten days were given from the date of letter to apply for permit(s).

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: 01/12/2016

Started On: 12/16/2015 12:35 PM

Special Magistrate Ross Hearing**4. 5.****Meeting Date:** 01/20/2016**Re:** Case #15-1023 - 4000 S US Highway 1**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1023	4000 S US Highway 1 A	Muslim Friends of Florida Int	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 6, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Muslim Friends of Florida International Inc C/O Babar Shareef 2215 Nebraska Avenue Suite 2 E Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. An electric feed for a stove was installed without a permit, no fire suppression or exhaust hood exist and an installation of a lift station was done without permits or inspections. 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

Started On: 12/16/2015 11:07 AM

Final Approval Date: 01/12/2016

Special Magistrate Ross Hearing**4. 6.****Meeting Date:** 01/20/2016**Re:** Case #15-1129 - 1910 Avenue E**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1129	1910 Avenue E	Richardson Sr, Calvin C	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 16, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Calvin C Richardson Sr 720 Delaware Avenue #G Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****IPMC 108.1.2 Unsafe Equipment****IPMC 304.13 Window & Door Frames****IPMC 304.13.2 Openable Windows****IPMC 305.3 Interior Surfaces****IPMC 504.1 Plumbing Fixtures****IPMC 605.1 Electrical Equipment****IPMC 605.2 Electrical Receptacles****IPMC 605.4 Wiring****CORRECTIVE ACTIONS:**

1. The outdoor breaker box is missing the cover; replace the cover.
2. Flexible cords are not permitted to be run through walls. Remove the cord running through the wall in the bathroom.
3. Install all missing electrical outlet faceplates.
4. Repair all holes, missing drywall, damaged drywall and missing or damaged acoustical ceiling tiles.
5. Replace all missing tiles in the shower enclosure and under the bathroom vanity.
6. Install missing a/c registers.
7. Repair or replace the damaged sink, the manner in which it is attached to the wall is not safe.
8. The window frame shall not be altered when repairing glass. Additionally, egress windows must be openable. Repair or replace all damaged windows.

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: 01/12/2016

Started On: 12/16/2015 11:31 AM

Special Magistrate Ross Hearing

4. 7.

Meeting Date: 01/20/2016

Re: Case #15-1543 - 1204 N 17th Street

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

Information

SUBJECT:

15-1543	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: Rent 2 Own Guys LLC 10380 SW Village Center Drive 182 Port St. Lucie, FL 34987	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building

Section(s): 5-1.105.1 Permit Required

IPMC 108.1.1 Unsafe Structure

IPMC 108.1.2 Unsafe Equipment

IPMC 304.7 Roofs and Drainage

IPMC 603.1 Mechanical Equipment

IPMC 605.1 Electrical Equipment

IPMC 605.2 Electrical Receptacles

IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. Install smoke alarms.
2. Replace the roof.
3. The water heater, windows, and electrical wiring has been installed without permits.
Obtain a permit for work done.
4. There is unsafe electrical wiring on the water heater and throughout the laundry room.
Make all necessary repairs.
5. Repair or replace the leaking window air conditioning unit.
6. Repair or replace the loose light fixture in the kitchen.
7. Install missing faceplates over all receptacles.

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: 01/12/2016

Started On: 12/16/2015 12:44 PM

Special Magistrate Ross Hearing**5. 1.****Meeting Date:** 01/20/2016

Information**SUBJECT:**

14-0343	1002 Nebraska Avenue	Salinas, Maria L.	Andy Avery
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CASE INFORMATION:

Case Initiated:	February 20, 2014	Type of Presentation:	Massey Hearing
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OWNER:

PREVIOUS ADDRESS: Maria L. Salinas 1590 20th Court SW Vero Beach, FL 32962	CURRENT ADDRESS: Maria L. Salinas 1002 Nebraska Avenue Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-368 (1) (4) Property Maintenance****FINDINGS/ORDER:**

October 15, 2014 Special Magistrate Ross found Maria L. Salinas was in violation of the above listed violations and ordered that they correct the violations within 90 days or a fine of \$100.00 would be assessed.

ACTION DATES:

1. Permit for repairs was issued on 12/5/2014, within the 90 days granted in the Order Determining Violation. Permit continued to remain active until October 2015.
2. December 14, 2015 an inspection was made, the violations had not been corrected, the fines began. Affidavit of Non-compliance filed with County Clerk of Court on January 7, 2016.
3. December 22, 2015 received letter requesting a hearing from Maria Salinas and contesting the fines.

RECOMMENDATION:

1. The fines are accumulating at \$100.00 per day and as of this date 01/11/2016 the total accumulated is \$2,820.00 (\$20.00 recording fees).
2. Recommendation to be determined.

Attachments

Request

Tax Card

3 Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/12/2016

Started On: 12/30/2015 02:10 PM

Good afternoon,

To whom this may concern. I Maria Salinas would like to request a hearing in front of the magistrate.

It's in reference of my house, 1002 Nebraska Ave. Fort Pierce Fl.

Case # 14-0343.

I am going to contest this fine and I disagree due to different reasons.

Thank you.

Maria Salinas
12/22/15

Please send all letters to my home
address:
1002 Nebraska Ave.
Fort Pierce Fl.
34950

Property Identification

Site Address: 1002
NEBRASKA AVE
Map ID: 24/16N

Parcel ID: 2415-703-0082-
000-6
Zoning: R2

Account #: 24988
Use Type: 0100

Sec/Town/Range:
16/35S/40E
Jurisdiction: Fort Pierce

Ownership

Maria L Salinas
1590 20th Ct SW
Vero Beach, FL 32962

Legal Description

SUNRISE ESTATES BLK 5 LOT 7 (OR 3062-673)

Current Values

Just/Market: \$30,200 Assessed: \$30,200
Exemptions: \$0 Taxable: \$30,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$30,200	\$30,200	\$0	\$30,200
2014	\$29,400	\$29,400	\$0	\$29,400
2013	\$29,200	\$29,200	\$0	\$29,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-05-2009	3062 / 0673	0111	QC	Luna,Noe	\$100
12-28-2000	1354 / 1137	00	WD	Wise,Mary F	\$35,000
08-01-1984	0442 / 2608	01	CV		\$0

Primary Building Information

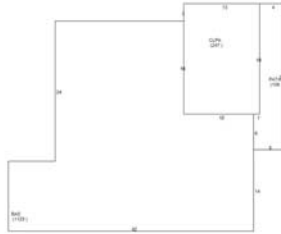
Finished Area of this building: 1,128 SF
Gross Area of this building: 1,481 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1950	Frame:	Grade: C-	Effective Year: 1965
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall: Wood/Sheath

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,128
Gross Area (SF):	1,481
Land Size (acres):	0.21
Land Size (SF):	9,023
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	300	1950
4' CB WALL	1	40	1950

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MASSEY HEARING
SM Ross - January 20, 2016
Case #14-0343, Maria Salinas, 1002 Nebraska Avenue

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Minor.**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner is working with the Building Department (Officer Coss) and was confused, thinking he was working with Officer Coss in the Code Enforcement Department because it was originally his case.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **None.**

Special Magistrate Ross Hearing**5. 2.****Meeting Date:** 01/20/2016

Information**SUBJECT:**

15-0401	1010 Boston Avenue	Samuells, William R	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	March 3, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: William R. Samuells & William C. Samuells 1010 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required.****FINDINGS/ORDER:**

May 20, 2015 Special Magistrate gave the violator 90 days to comply or a fine of \$25.00 per day would be assessed.

ACTION DATES:

1. August 24, 2015 Officer Coss extended an additional 90 days to comply.
2. November 24, 2015 an inspection was made, property was not in compliance, the fines began.
3. December 3, 2015 received "request for additional time" from Mr. William R. Samuells; however, since fines have already begun we are treating this request as a Massey hearing. The violations are not in compliance as of this date.

RECOMMENDATION:

The fines are accruing at \$25.00 per day and as of this date, December 18, 2015 the total is \$620.00 (\$20.00 recording fees).

Recommendation to be determined.

Attachments

Tax Card

Request

3 Criteria

Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/22/2015

Started On: 12/15/2015 11:31 AM

Property Identification

Site Address: 1010 BOSTON AVE Map ID: 24/09S Parcel ID: 2409-802-0004-000-1 Zoning: R4 Account #: 22609 Use Type: 0100 Sec/Town/Range: 09/35S/40E Jurisdiction: Fort Pierce

Ownership

William R Samuells
William C Samuells
1010 Boston AVE
Fort Pierce, FL 34950

Legal Description

DUKETT S/D BLK 1 S 135.5 FT OF LOT 7 AND E 5 FT OF S 135.5 FT OF LOT 8 (OR 3368-1544, 1546; 3438-1171)

Current Values

Just/Market: \$24,600 Assessed: \$24,600 Year 2015
Exemptions: \$24,600 Taxable: \$0 2014
2013

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$24,600	\$24,600	\$24,600	\$0
2014	\$24,500	\$24,500	\$0	\$24,500
2013	\$24,500	\$24,500	\$0	\$24,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-12-2012	3438 / 1171	0116	QC	Samuells, William R	\$100
03-06-2012	3368 / 1546	0111	WD	Scott (EST), Frances K	\$9,000
03-06-2012	3368 / 1544	0111	WD	Scott (EST), Frances K	\$100

Primary Building Information

Finished Area of this building: 1,156 SF
Gross Area of this building: 1,372 SF

Exterior Data

View: Roof Cover: Mtl Shingles Roof Structure: Gable Building Type: HD+
Year Built: 1936 Frame: Grade: D+ Effective Year: 1965
Primary Wall: Wood no Sh Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
Full Baths: 1 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: N/A% Heat Fuel: Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	1,156
Gross Area (SF):	2,051
Land Size (acres):	0.17
Land Size (SF):	7,480
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	
CHAINLINK 4'	1	220	1995

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Nov. 26. 2015

RECEIVED

To City of Fort Pierce
Code Enforcement Division

DEC 03 2015

Property address 1010 Boston Ave.

CODE ENFORCEMENT
CITY OF FT. PIERCE

From William R. Samuells

I am a permanently, Service connected disabled Veteran, cancer patient with final stage spinal arthritis, Single Citizen living on Social Security. I have neither the physical or financial ability to do anything to this property, other than die in it!

The Special Magistrate, instructed the code officer at my hearing, to assist me in finding help for me. I was given a list of charities, & called every one of them including numbers they gave me. One met me and has not gotten back to me.

I've done all I can do. The City has done 0 to help me. I want another hearing.

Respectfully
William R. Samuells

MASSEY HEARING
SM Ross - January 20, 2016
Case #15-0401
CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Moderate.

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? No actions have been taken, still in violation.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? None.

Administrative Cost Estimator

12/22/2015

Property Address: 1010 Boston Ave (15-0401)

Date case originated: 2/26/2015

Date case complied: not complied

Total time: 10 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>2</u>	\$0.88
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>10</u>	\$500.00
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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>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$1,185.08

Special Magistrate Ross Hearing**5. 3.****Meeting Date:** 01/20/2016**Information****SUBJECT:**

15-0431	1711 N 19th Street	Keith, Willie	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	March 18, 2015	Type of Presentation:	Massey Hearing
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OWNER:

PREVIOUS OWNERS: Willie A. Keith, Jennifer J Keith, Glenn R. Keith 1711 N 19th Street Ft. Pierce, FL 34950	CURRENT OWNERS: Heirs of William Keith % Dr. William A. Keith 1329 Ashbrook Place Charlotte, NC 28209
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VIOLATIONS:

Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

July 15, 2015 the Special Magistrate found the property owners were in violation of the above code section and ordered they be corrected within 15 days or a fine of \$50.00 per day would be assessed.

ACTION DATES:

1. July 30, 2015 an inspection was made, the violations were not corrected, the fines began. (Original Affidavit of Compliance filed 8/5/2015 with incorrect dates. Corrected Affidavit of Compliance filed on 10/08/2015)
2. During routine housekeeping of the files, Code Compliance Manager Margaret Arraiz learned that there were 8 new addresses for the property owners listed on the warranty deed. We sent a courtesy letter to each of these addresses advising them of the violations, the accruing fines, and that there was no lien recorded at this time.
3. Received phone call from Attorney Margaret Benton who is now representing the Keith heirs. She states that the heirs were under the impression that the violations had been corrected earlier and they were contesting the fines.
4. October 31, 2015 an inspection was made, the violations were now in compliance, the fines stopped.
5. November 20, 2015 received Request for a Reduction or Rescindment of Code Enforcement Fines/Liens from the Heirs of William Keith.

RECOMMENDATION:

The total amount of the fines is \$4,690.00 (\$40.00 recording fees).
 To be determined.

Attachments

Request for Reduction

Request page 2

Tax Card

3 Criteria

Administrative Costs

Form Review

Form Started By: Collen Greer

Started On: 12/01/2015 03:52 PM

Final Approval Date: 12/22/2015



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:			
Property address:		1711 N 19 th STREET, FORT PIERCE, FL	
Owner(s) of record:		HEIRS OF WILLIAM KEITH "	
Mailing address:		1320 ASHBROOK PLACE, CHARLOTTE, NC 28209	
Property tax ID #:		2404-609-0031-000/1	
Original purchase date:		UNKNOWN	Original purchase price: UNKNOWN
Other Information:		<input checked="" 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:		DR. WILLIAM A. KEITH	Relationship to owner(s): BROTHER
Telephone #:		704-521-2893	Mobile phone #:
E-mail:			Preferred contact method: MAIL
What are owner(s) intentions for property:		TO RENOVATE	
Amount of Fine:		UNKNOWN	Date Fine Initiated: 7/30/2015
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 checked="" type="checkbox"/> No <input 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 \$ _____

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ _____

DOLLAR AMOUNT I AGREE TO PAY \$ _____

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.

William A. Keith
(Signature of Owner or Representative)

DR WILLIAM A. KEITH
(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: 1711 N. 19th STREET, FORT PIERCE

Property Owner: HEIRS OF WILLIAM KEITH

Mailing Address: 1320 ASHBROOK PLACE, CHARLOTTE, NC 28209

Telephone #: 704-521-2893 Cell Phone #: _____

E-Mail Address: _____

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

RECEIVED

NOV 20 2015

CODE ENFORCEMENT
CITY OF FT. PIERCE

I, WILLIAM KEITH, 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 had no official notice from the City of Fort Pierce about non-compliance with the Division of Code Enforcement until October 14, 2015. On October 14, 2015, I received a copy of the Order Determining Violations dated July 16, 2015. I never saw that order before October 14, 2015.

In June 2015, my nephew found a letter from the City of Fort Pierce concerning windows at 1711 N. 19th Street. My nephew called me about this. I live in North Carolina and I had no idea what he was talking about. So, I asked him to take the correspondence to Attorney Benton's office. When I spoke with Attorney Benton, I was advised to call Mr. Isaac Saucedo in the Code Enforcement Department. From my conversation with Mr. Saucedo I understood that I had to board up the broken windows right away.

I left Charlotte, NC on June 5, 2015 and traveled to Fort Pierce. I was in Fort Pierce from Saturday, June 6 until Tuesday, June 9 (See Pages 3 and 4: copies of my credit card statements). When I left Fort Pierce all broken windows had been covered with painted plywood (See Page 5: pictures).

CONTINUED ON PAGES 2 TO 7

Date: 16 NOV 2015

Signed: William Keith
Print Name: WILLIAM KEITH

STATE OF FLORIDA North Carolina
COUNTY OF ST. LUCIE Mecklenburg

PERSONALLY APPEARED before me, the undersigned authority William Keith who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced NC DL as identification.

SWORN TO AND SUBSCRIBED before me this 16 day of Nov, 20 15.

Brandon Davis
Notary Public
Mecklenburg County, North Carolina
My Commission Expires Aug 14, 2016

[Signature]
Notary Public, State of Florida North Carolina

Page 2

I was surprised to hear in October from my sister who lives in Fort Pierce that all exterior doors as well as the exterior windows that were not broken had to be covered with painted plywood. When I received a copy of the October correspondence that had been sent to my sister, I returned to Fort Pierce and secured the exterior doors and the remaining uncovered windows with painted plywood (See Pages 6 and 7: copies of my receipts).

CONTACT US



Web
Access your account securely at Discover.com



Mobile
Manage your account anytime, anywhere at m.Discover.com



Phone
1-800-DISCOVER
(1-800-347-2683)
TDD 1-800-347-7449



Inquiry
Discover
PO Box 30943
Salt Lake City
UT 84130



Mail Payments
Discover
PO Box 6103
Carol Stream
IL 60197-6103

Transactions

	Trans. Date	Post Date			
Payments and Credits	May 30	Jun 1	AUTOZONE #2407 CHARLOTTE NC	\$	-22.51
	Jun 3	Jun 3	PAYMENT - THANK YOU		-281.82
Merchandise	May 19	May 19	WAL-MART SC - #1464 CHARLOTTE NC	\$	22.87
	May 26	May 26	FAMILY DOLLAR #6403 CHARLOTTE NC		21.93
	May 27	May 27	WAL-MART SC - #1464 CHARLOTTE NC		17.22
	Jun 8	Jun 8	WAL-MART SC - #0973 FORT PIERCE FL		20.00
Restaurants	Jun 7	Jun 7	CAPTAIN'S GALLEY RESTAUR FR PIERCE FL	\$	27.74
Gasoline	May 13	May 14	CITGO 31151068 THE P CHARLOTTE NC L31151068	\$	17.63
	May 16	May 16	MARATHON PETRO126748 CHARLOTTE NC		10.00
	Jun 2	Jun 2	MARATHON PETRO126748 CHARLOTTE NC		27.29
	Jun 4	Jun 4	CITGO 31151068 THE P CHARLOTTE NC L31151068		39.01
	Jun 5	Jun 5	RACEWAY983 KINGSLAND GA		27.06
	Jun 8	Jun 8	MURPHY5709ATWALMRT FORT PIERCE FL		38.00
	Jun 9	Jun 9	MURPHY6515ATWALMRT POOLER GA		33.84
Automotive	May 27	May 27	AUTOZONE #2407 CHARLOTTE NC	\$	22.51
	May 29	May 29	ROMO AUTO CARE & MUFFLER CHARLOTTE NC		296.65
	Jun 4	Jun 4	ROMO AUTO CARE & MUFFLER CHARLOTTE NC		13.60
Supermarkets	May 12	May 14	FOOD LION #2203 CHARLOTTE NC	\$	37.52
Home Improvement	May 13	May 14	THE HOME DEPOT #3646 CHARLOTTE NC	\$	10.08
	May 14	May 14	THE HOME DEPOT #3646 CHARLOTTE NC		8.23
	Jun 7	Jun 7	THE HOME DEPOT 283 FT. PIERCE FL		27.48
Fees	TOTAL FEES FOR THIS PERIOD			\$	0.00
Interest Charged	TOTAL INTEREST FOR THIS PERIOD			\$	0.00

2015 Totals Year-to-Date

TOTAL FEES CHARGED IN 2015	\$	0.00
TOTAL INTEREST CHARGED IN 2015	\$	0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Current Billing Period: 31 days

TYPE OF BALANCE	ANNUAL PERCENTAGE RATE (APR)	BALANCE SUBJECT TO INTEREST RATE	INTEREST CHARGE
Purchases	11.99% V	\$0.00	\$0.00
Cash Advances	23.99% V	\$0.00	\$0.00

V=Variable Rate

CONTACT US



Web
Access your account securely at Discover.com



Mobile
Manage your account anytime, anywhere at m.Discover.com



Phone
1-800-DISCOVER
(1-800-347-2683)
TDD 1-800-347-7449



Inquiry
Discover
PO Box 30943
Salt Lake City
UT 84130



Mail Payments
Discover
PO Box 6103
Carol Stream
IL 60197-6103

Transactions

	Trans. Date	Post Date		\$	
Payments and Credits	May 27	May 27	PAYMENT - THANK YOU		-517.71
Merchandise	May 11	May 11	WAL-MART SC - #1464 CHARLOTTE NC	\$	54.15
	May 20	May 20	CVS/PHARMACY #03526 CHARLOTTE NC		5.10
	May 22	May 22	WALGREENS #5761 CHARLOTTE NC		4.28
	May 22	May 22	BURLINGTON CHARLOTTE NC		31.07
	May 28	May 28	FAMILY DOLLAR #6403 CHARLOTTE NC		2.15
	Jun 2	Jun 2	FAMILY DOLLAR #6403 CHARLOTTE NC		2.15
	Jun 4	Jun 4	WAL-MART SC - #1464 CHARLOTTE NC		41.73
	Jun 6	Jun 6	WAL-MART SC - #0973 FORT PIERCE FL		5.92
	Jun 8	Jun 8	WAL-MART SC - #0973 FORT PIERCE FL		3.77
Restaurants	May 28	May 28	FLYING BISCUIT CAFE-PARK CHARLOTTE NC	\$	66.66
	Jun 8	Jun 8	CHINA ONE FT PIERCE FL		6.50
Travel/Entertainment	Jun 9	Jun 9	SLEEP INN FT PIERCE FT PIERCE FL	\$	389.08
Supermarkets	May 15	May 15	FOOD LION #2203 CHARLOTTE NC	\$	2.63
	May 18	May 18	FOOD LION #1376 CHARLOTTE NC		13.76
	Jun 3	Jun 3	PUBLIX #1453 CHARLOTTE NC		2.99
Home Improvement	May 30	May 30	THE HOME DEPOT #3646 CHARLOTTE NC	\$	10.69
Fees	TOTAL FEES FOR THIS PERIOD			\$	0.00
Interest Charged	TOTAL INTEREST FOR THIS PERIOD			\$	0.00

2015 Totals Year-to-Date

TOTAL FEES CHARGED IN 2015	\$	0.00
TOTAL INTEREST CHARGED IN 2015	\$	0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Current Billing Period: 31 days

TYPE OF BALANCE	ANNUAL PERCENTAGE RATE (APR)	BALANCE SUBJECT TO INTEREST RATE	INTEREST CHARGE
Purchases	11.99% V	\$0.00	\$0.00
Cash Advances	23.99% V	\$0.00	\$0.00

V=Variable Rate

Information For You

For more information about how interest charges are calculated see your Cardmember Agreement or go to www.discover.com/interestcharges



BY CHOICE HOTELS

Sleep Inn (FL573)

2715 Crossroads Pkwy.
 Fort Pierce, FL 34945
 (772) 595-6080
 GM.FL573@choicehotels.com

Account: 426721688

Date: 10/26/15

Room: 117 ssc

Arrival Date: 10/21/15

Departure Date: 10/26/15

Check In Time: 10/21/15 6:33 PM

Check Out Time: 10/26/15 8:26 AM

Rewards Program ID: GP-LXK28930

You were checked out by: pmahes

You were checked in by: dstee

Total Balance Due: 0.00

KEITH, LONNIE
 1320 ASHBROOK PLACE
 CHARLOTTE, NC 28209

Post Date	Description	Comment	Amount
10/21/15	Room Charge	#117 KEITH, LONNIE	67.49
10/21/15	City / County Tax		3.37
10/21/15	State Tax		4.39
10/21/15	Safe w/ltd Warranty		1.95
10/22/15	Room Charge	#117 KEITH, LONNIE	67.49
10/22/15	City / County Tax		3.37
10/22/15	State Tax		4.39
10/22/15	Safe w/ltd Warranty		1.95
10/23/15	Room Charge	#117 KEITH, LONNIE	67.49
10/23/15	State Tax		4.39
10/23/15	City / County Tax		3.37
10/23/15	Safe w/ltd Warranty		1.95
10/24/15	Room Charge	#117 KEITH, LONNIE	62.99
10/24/15	State Tax		4.02
10/24/15	City / County Tax		3.15
10/24/15	Safe w/ltd Warranty		1.95
10/25/15	Room Charge	#117 KEITH, LONNIE	62.99
10/25/15	State Tax		4.02
10/25/15	City / County Tax		3.15
10/25/15	Safe w/ltd Warranty		1.95
10/26/15	Discover		(375.96)
		XXXXXXXXXXXX4897	

Folio Summary 10/21/15 - 10/26/15

Room Charge	328.45
State Tax	21.35
City / County Tax	16.41
Discover	(375.96)
Safe w/ltd Warranty	9.75
Balance Due:	0.00

Transactions

Trans Date	Post Date	Card	Reference Number	Description	Amount
10/04	10/04	M	05140488MLYJ5HP7NM	FOOD LION #2203 CHARLOTTE NC	\$9.05
10/05	10/05	M	05436848PHEVZ2XKMM	WALGREENS #5761 CHARLOTTE NC	\$80.00
10/05	10/05	M	05140488NLYJ5VQEJM	FOOD LION #2203 CHARLOTTE NC	\$2.90
10/06	10/06	M	05410198RWWT22L4M	QT 1071 97010714 CHARLOTTE NC	\$25.69
10/06	10/06	M	55308768RFYAXNLTFM	SHELL OIL 57545566101 CHARLOTTE NC	\$4.42
10/07	10/07	M	55263528TRBGHDOBJM	FAMILY DOLLAR #6403 CHARLOTTE NC	\$3.00
10/07	10/07	M	55457378TS3ML8E83M	HALLMARK CREATIONS #90 CHARLOTTE NC	\$5.35
10/08	10/08	M	55420368TJASP2Y1RM	CHANEY'S HOUSE O'FLOWE FORT PIERCE FL	\$43.67
10/09	10/09	M	05410198SEXTFP763M	CANNON PHARMAC00388546 CHARLOTTE NC	\$3.94
10/09	10/09	M	55263528VRBGHDFDHM	FAMILY DOLLAR #6403 CHARLOTTE NC	\$4.29
10/09	10/09	M	05140488SLYJ8L9MWM	FOOD LION #2203 CHARLOTTE NC	\$5.03
10/11	10/11	M	25415758W00LS35X3M	MARATHON PETRO126748ST CHARLOTTE NC	\$20.98
10/11	10/11	M	05436848XBLJ6R3ZZM	WM SUPERCENTER #1464 CHARLOTTE NC	\$50.93
10/11	10/11	M	05140488WLYJ4M51TM	FOOD LION #1376 CHARLOTTE NC	\$6.46
10/12	10/12	M	05140488XLYJ5D88BM	FOOD LION #1376 CHARLOTTE NC	\$8.25
10/13	10/13	M	55263528ZRBGHDLQGM	FAMILY DOLLAR #6403 CHARLOTTE NC	\$13.67
10/14	10/14	M	05140488ZLYJ6N7QNM	FOOD LION #2203 CHARLOTTE NC	\$2.42
10/15	10/15	M	25415759000WXMZQVM	MARATHON PETRO126748ST CHARLOTTE NC	\$10.01
10/20	10/20	M	054368496BLJ4NX07M	WM SUPERCENTER #1464 CHARLOTTE NC	\$38.78
10/20	10/20	M	5548382962LR1HSM1M	WAL-MART #1464 CHARLOTTE NC	\$15.96
10/21	10/21	M	553095997RQEK5W5MM	MURPHY7260ATWALMRT WALTERBORO SC	\$24.33
10/22	10/22	M	554328698006YDPVEM	OUTBACK 1085 LAKE WORTH FL	\$41.31
10/22	10/22	M	054368498BLJ5DPR8M	WM SUPERCENTER #973 FORT PIERCE FL	\$5.04
10/22	10/22	M	553095998RQEKJZWPMM	MURPHY5709ATWALMRT FORT PIERCE FL	\$29.18
10/25	10/25	M	55541869B09FJR61HM	THE HOME DEPOT 283 FT. PIERCE FL	\$124.21
10/26	10/26	M	553095999RQED7F65M	MURPHY6515ATWALMRT POOLER GA	\$28.00
Total Transactions For This Period					\$606.87

Fees

Trans Date	Post Date	Card	Reference Number	Description	Amount
Total Fees For This Period					\$0.00

Interest Charged

Trans Date	Post Date	Card	Reference Number	Description	Amount
INTEREST CHARGED ON PURCHASES					\$0.00
INTEREST CHARGED ON CASH ADVANCES					\$0.00
INTEREST CHARGED ON BALANCE TRANSFERS					\$0.00
Total Interest For This Period					\$0.00

2015 Totals Year-to-Date	
Total fees charged in 2015	\$0.00
Total interest charged in 2015	\$0.00

Important Messages

Interest Charge Calculation

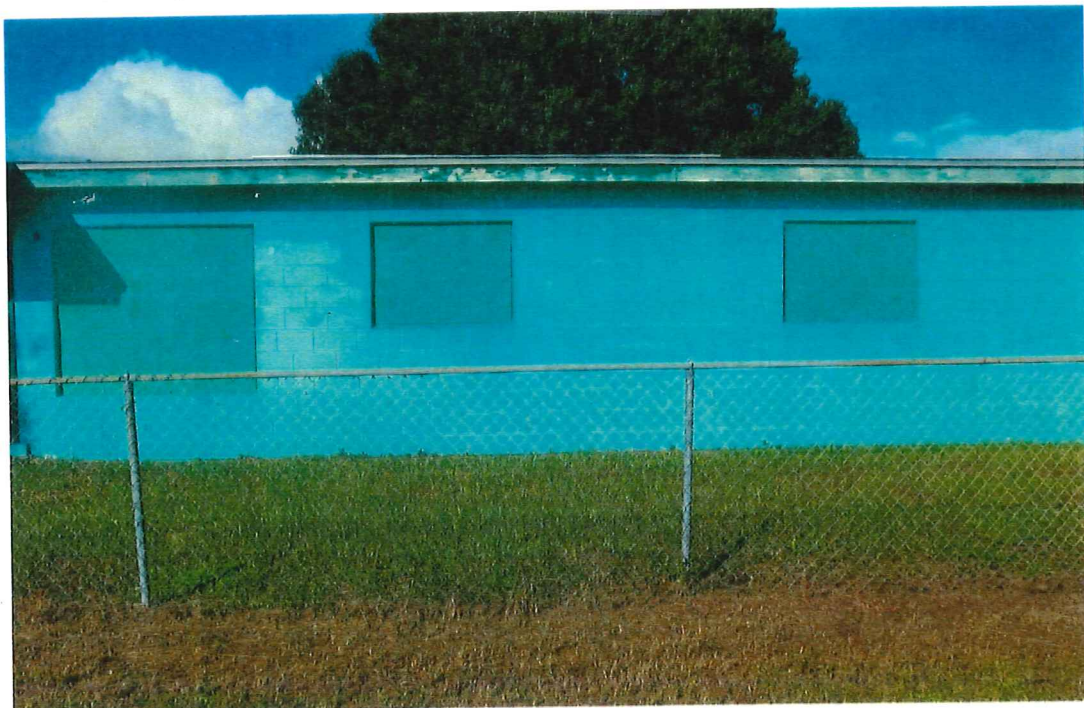
Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate *	Interest Charge
Regular Purchases (v)	6.00%	\$0.00	\$0.00
Regular Cash Advances (v)	6.00%	\$0.00	\$0.00

The APR for a balance type followed by a (v) is a variable rate.

Paying Interest and Your Grace Period: We will not charge you any further interest on your Purchase Balance on this Statement if you pay your entire New Balance by your Payment Due Date of 11/27/15.

*Balance Computation Method: Average Daily Balance (including New Purchases). For more information about how we calculate the Balance Subject to Interest Rate and how resulting interest was determined, call (800) 531-8722.



RECEIVED

DEC 01 2015

CODE ENFORCEMENT
CITY OF FT. PIERCE

1320 Ashbrook Place
Charlotte, NC 28209

City of Fort Pierce
Code Enforcement Division
P. O. Box 1480
Fort Pierce, FL 34954

RE: Case No. 15-00000431
Address: 1711 N 19th Street
Tax ID #: 2404-609-0031-000-1

Attn: Colleen Greer
Executive Secretary
Division of Code Enforcement

I, Dr. William Keith, do contest the fine that has been levied on the property located at 1711 N 19TH ST, Fort Pierce, Florida and hereby submit a request for elimination of this imposed fine. I offer the following statements in support of this request.

No notice was ever mailed to the addresses of the 8 heirs of the property located at 1711 N 19TH Street. None of them resides at that location. No-one has resided at that location for ten years. I did not receive an official notice until October 14, 2015.

No-one currently resides at 1711 N 19TH ST. Willie Keith whose name appears on the County Tax Records is only one of the heirs. My brother, Willie Keith resides at 3803 Ave I, Fort Pierce, FL 34947. He usually informs the family about matters concerning the house on 19TH St. However; during the first week of May, Willie's wife suffered a massive stroke and is still an inpatient. Willie's attention has therefore been primarily concerned about his wife's condition. He never informed me about receiving any correspondence regarding the house on 19th Street.

In June I spoke with Mr. Isaac Saucedo and understood that I had to board up the broken windows at the house. I was in Fort Pierce from June 6 until June 9 and I covered all the broken windows with painted plywood.

I received no other information from the Code Enforcement Division of Fort Pierce until October 14, 2015. After receiving the October letter I returned to Fort Pierce and secured the remaining uncovered windows which had not been broken, as well as, the exterior doors. I covered these with painted plywood.



Dr. William Keith

Property Identification

Site Address: 1711 N 19th ST
 Map ID: 24/04N
 Parcel ID: 2404-609-0031-000-1
 Zoning: R3
 Account #: 16897
 Use Type: 0100
 Sec/Town/Range: 04/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Willie Keith
 Jeffiner J Keith
 Glenn R Keith
 1711 N 19th St
 Fort Pierce, FL 34950

Legal Description

SOUTHERN PINES BLK 3 LOTS 11 AND 12 (OR 1778-2930: 2524-2901)

Current Values

Just/Market: \$35,000
 Exemptions: \$0
 Assessed: \$35,000
 Taxable: \$35,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$35,000	\$35,000	\$0	\$35,000
2014	\$35,800	\$35,800	\$0	\$35,800
2013	\$34,600	\$34,600	\$0	\$34,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-25-2005	2524 / 2901	01	WD	Keith, William	\$100
08-19-2003	1778 / 2930	01	QC	Keith, William	\$100
01-01-1900					\$0

Primary Building Information

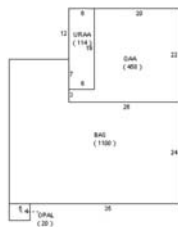
Finished Area of this building: 1,100 SF
 Gross Area of this building: 1,692 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1961	Frame:	Grade: D	Effective Year: 1976
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,100
Gross Area (SF):	1,692
Land Size (acres):	0.34
Land Size (SF):	14,672
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1961
CHAINLINK 4'	1	400	1961

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MASSEY HEARING
SM Ross - January 20, 2016
Case #15-0431
CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: Minor

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATION(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE?
Properly secured all windows on vacant property and painted them the same color of home .

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? 0

Administrative Cost Estimator

12/22/2015

Property Address: 1711 N 19th Street (15-0431)

Date case originated: 3/18/2015

Date case complied: 10/31/2015

Total time: 7 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class:	\$0.44	<u>15</u>	\$6.60
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>3</u>	\$1.50
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>7</u>	\$350.00
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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>0</u>	\$0.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: \$1,053.20

Special Magistrate Ross Hearing**5. 4.****Meeting Date:** 01/20/2016

Information**SUBJECT:**

15-0443	2804 S 10th Street	Morales, Adrian	Shaun Coss
---------	--------------------	-----------------	------------

CASE INFORMATION:

Case Initiated:	March 20, 2015	Type of Presentation:	Massey Hearing
-----------------	----------------	-----------------------	----------------

OWNER:

OWNER: Adrian Morales 2804 S 10th Street Ft. Pierce, FL 34982	OCCUPIED BY:
--	--------------

VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****FINDINGS/ORDER:**

July 15, 2015 Special Magistrate Ross found Adrian Morales was in violation of the above listed violation and ordered that they correct the violation within 60 days or a fine of \$100.00 a day would be assessed.

ACTION DATES:

1. September 9, 2014 Officer Coss granted a 90 day extension to comply.
2. December 22, 2015 an inspection was made, the violations were not complied, the fines started.
3. January 7, 2016 received a letter from Mr. Waller requesting a 60 day extension; however the fines have started, so it is required to go in front of the Special Magistrate for a Massey hearing in order to obtain additional time.

RECOMMENDATION:

The fines as of this date January 13, 2016 are \$2,220.00 (\$20.00) recording fees.
Recommendation to be decided.

Attachments

Request
Tax Card
3 Criteria

Form Review

Form Started By: Collen Greer

Started On: 01/11/2016 09:16 AM

Final Approval Date: 01/14/2016



Date: 1/07/2016
From: Roderick Waller, CEO
Sunrise City Community Housing Development Corporation
800 Virginia Ave, Suite 61
Fort Pierce, FL, 34982

RE: Code Violation Case 15-0443

Dear: Colleen Greer

This correspondence is to inform you that Sunrise City CHDO, Inc. has been hired by Mr. Adrian Morales to correct violation at 2804 S 10th, Street Fort Pierce, FL 34982. We currently have our engineer drawing plans for the storage shed to be submitted for permitting. We are requesting on behalf of owner Mr. Morales a 60 extension to get plans completed.

If you require any other information, please do not hesitate to contact me at 772-201-2850.

Sincerely
Roderick Waller CEO
Sunrise City CHDO, Inc.

(Signature)

1/7/16
(Date)

(

Re: Fw: Case 15-0443 <Watchdog: Virus checked> 
Shaun Coss to: Colleen Greer

01/07/2016 02:12 PM

Colleen,

My administrative extension has already expired, so I guess check with Peggy to see if this is a massey hearing or a request for extension.

Best regards,

Shaun Coss
CLOATC Chairman
Building Department Investigator
City of Fort Pierce, Florida
Office: (772)467-3151
Fax: (772)468-0457
E-mail: scoss@city-ftpierce.com

Colleen Greer

Shaun: Don't know if you got a copy of this or no...

01/07/2016 01:53:10 PM

From: Colleen Greer/cfp
To: Shaun Coss/cfp@cfp
Date: 01/07/2016 01:53 PM
Subject: Fw: Case 15-0443 <Watchdog: Virus checked>

Shaun:

Don't know if you got a copy of this or not so I'm forwarding to you. I'm putting a copy of the letter in file. Please advise.

Colleen Greer

Executive Secretary
City of Ft. Pierce
Department of Community Response
100 N U.S. Hwy 1, Ft. Pierce, FL 34950
Telephone: 772-467-3149 Fax: 772-468-0457
Email: cgreer@city-ftpierce.com

----- Forwarded by Colleen Greer/cfp on 01/07/2016 01:51 PM -----

From: Rod Waller <rodwaller1@gmail.com>
To: "CGreer@City-FtPierce.Com" <cgreer@city-ftpierce.com>
Date: 01/07/2016 01:34 PM
Subject: Case 15-0443 <Watchdog: Virus checked>

Hello Colleen

Please find attached letter. A hard copy is being mailed

See you next week. □[attachment "2804 S 10th Street Adrian Morales.pdf" deleted by Shaun Coss/cfp]

Property Identification

Site Address: 2804 S 10th ST
 Map ID: 24/22S
 Parcel ID: 2421-506-0099-000-2
 Zoning: R2
 Account #: 28494
 Use Type: 0100
 Sec/Town/Range: 21/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Adrian Morales
 2804 S 10th St
 Fort Pierce, FL 34982

Legal Description

MARAVILLA ESTATES BLK F LOT 25 (OR 3094-967; 3268-165)

Current Values

Just/Market: \$45,900
 Exemptions: \$25,000
 Assessed: \$43,243
 Taxable: \$18,243

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$45,900	\$43,243	\$25,000	\$18,243
2014	\$42,900	\$42,900	\$25,000	\$17,900
2013	\$42,800	\$42,800	\$25,000	\$17,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-24-2010	3268 / 0165	0111	QC	Morales, Adrian	\$100
05-29-2009	3094 / 0967	0111	QC	Morales, Agustin	\$100
04-14-2009	3082 / 2624	0112	SP	US Bank National Assn (TR),	\$50,000

Primary Building Information

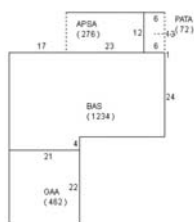
Finished Area of this building: 1,234 SF
 Gross Area of this building: 2,044 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HC-
 Year Built: 1971 Frame: Grade: C- Effective Year: 1980
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 3 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
 Full Baths: 2 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
 Half Baths: 0 Sprinkled %: N/A% Heat Fuel: ELEC Primary Floors: Carpet



Total Areas

Finished/Under Air (SF): 1,234
 Gross Area (SF): 2,364
 Land Size (acres): 0.22
 Land Size (SF): 9,425
 Total Building Count: 2

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1971
UTILITY FAIR	1	35	1999
WOOD FEN 6'	1	280	2012
UTILITY GOOD	1	216	2015

This information is believed to be correct at this time but it is subject to change and is not warranted.
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MASSEY HEARING
SM Ross - January 20, 2016
Case #15-0443, Adrian Morales, 2804 S 10th Street
CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: **Moderate.**

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? **Owner has hired a contractor and engineer to draw plans for permit submitted, not currently in compliance.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **None.**

Special Magistrate Ross Hearing**6. 1.****Meeting Date:** 01/20/2016

Information**SUBJECT:**

04-0636	1512 Avenue J	Jones, James	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	February 23, 2004	Type of Presentation:	Lien Reduction Hearing
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OWNER:

PREVIOUS OWNER: James Jones 1512 Avenue J Ft. Pierce, FL 34950	CURRENT OWNER: James Jones % Jewell J. Eckles 3309 Avenue T Ft. Pierce, FL 34947
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (10) (d) Non-Operative/Unlicensed Vehicle(s)****Section(s): 16-48 (1) (5) Outside Storage****Section(s): 5-368 Property Maintenance****FINDINGS/ORDER:**

June 15, 2005 Special Magistrate Ross found James Jones to be in violation of code sections listed above and ordered that they be corrected within 30 days or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. July 28, 2005 an inspection was made, the violations were not in compliance, the fines began.
2. September 8, 2005 the Order Assessing Fine and Imposing Lien was recorded with the Clerk of the Circuit Court of St. Lucie County.
3. November 9, 2015 an inspection was made, the violations were now corrected by demolition, the fines stopped.
4. January 4, 2016 received request for Reduction/Rescindment of Penalty from James Jones & Jewell Eckles.

RECOMMENDATION:

The total amount of the lien is \$375,610.00 (\$10.00 recording fees).
Recommendation to be determined.

Attachments

Request for Reduction

Tax Card
7 Criteria
History
Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/12/2016

Started On: 01/11/2016 10:39 AM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

January 20

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:	1-4-16		
Property address:	1512 Avenue J		
Owner(s) of record:	James Jones / Jewell J. Eckles		
Mailing address:	3309 Avenue T		34947
Property tax ID #:	2404-810-0019-000/9		
Original purchase date:	1925 ?	Original purchase price:	?
Other Information:	<input checked="" 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:	Jewell J. Eckles	Relationship to owner(s):	self
Telephone #:	772-467-0110	Mobile phone #:	
E-mail:		Preferred contact method:	772-467-0110
What are owner(s) intentions for property:	Keep in family		
Amount of Fine:	375,610. 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? \$375,610. 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

\$ 375,610.⁰⁰

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 375,610.⁰⁰

DOLLAR AMOUNT I AGREE TO PAY

\$?

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.

Jewell Eckles
(Signature of Owner or Representative)

Jewell J. Eckles
(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: 1512 Avenue J. / Ft. Pierce, Fla. 34947
 Property Owner: James Jones / Jewell J. Eckler
 Mailing Address: 3309 Avenue T / Ft. Pierce, Fla. 34947
 Telephone #: 772-467-0110 Cell Phone #: _____
 E-Mail Address: _____

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



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Jewell J. Eckles, 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 do not live at the property. The property has been vacant for some time. I was not aware of the code violations mounting up against the property. I am a senior citizen, retired, living off of a retirement check. No way I can pay \$375,610.00 fines, but will attempt to pay a reduced amount for expenses incurred by the city for whatever.

Date: 1/4/16

Signed: Jewell Eckles
Print Name: Jewell J. Eckles

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jewell J Eckles 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 E242-430-43-929-0 as identification.

SWORN TO AND SUBSCRIBED before me this 5th day of January, 2016.



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: 1512 Avenue J Parcel ID: 2404-810-0019- Account #: 17822 Sec/Town/Range:
 000-9 04/35S/40E
 Map ID: 24/04G Zoning: R4 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

James Jones
 % Jewell J Eckles
 3309 Avenue T
 Fort Pierce, FL 34947

Legal Description

RE-S/D OF JELLISONS S/D BLK D LOT 5

Current Values

Just/Market: \$9,000 Assessed: \$9,000
 Exemptions: \$0 Taxable: \$9,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$9,000	\$9,000	\$0	\$9,000
2014	\$11,500	\$11,500	\$0	\$11,500
2013	\$11,000	\$11,000	\$0	\$11,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-01-1900					\$0

Primary Building Information

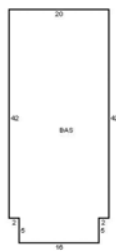
Finished Area of this building: 920 SF
 Gross Area of this building: 920 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1925	Frame:	Grade: D	Effective Year: 1950
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Double Pine



Total Areas

Finished/Under Air (SF):	920
Gross Area (SF):	920
Land Size (acres):	0.11
Land Size (SF):	4,815
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Case No: 04-0636

LIEN REDUCTION HEARING Date: January 20, 2016
CONTESTING OF FINE/NON-COMPLIANCE

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Yes, property has been demolished.
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:	Same as Above
3.) The length of time necessary to bring the property into compliance:	11 Plus years
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:	1
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	17
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Property has been demolished.
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:	No

Administrative Cost Estimator

1/12/2016

Property Address: 1512 Avenue J
Date case originated: 2/23/2004
Date case complied: 11/9/2015
Total time: 140 months

Number of Hearings

Violation Hearings: 1
Massey Hearings: 0
Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class: \$0.44 3 \$1.32
Certified Mail: \$5.10 3 \$15.30

Photographs (per page) \$0.50 11 \$5.50

Filing Fees \$10.00 1 \$10.00

Months Open \$50.00 140 \$7,000.00

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: \$7,957.12