

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 17, 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**

A.

15-0522	1601 Bahia Drive	Winfrey, Virginia	Shaun Coss
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B.

15-1085	3210 Orange Avenue	Luna, Heriberto M & Maria A	Shaun Coss
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C.

15-1088	2801 Oleander Avenue	Charlestin, Lemaire & Rosemarie	Shaun Coss
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D.

15-1108	306 N 27th Street	Flickinger, Larry L	Shaun Coss
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E.

15-1263	1705 Avenue G	Howson, Chris	Shaun Coss
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F.

15-1364	2623 Orange Avenue	Guerra, Leonardo A & Milady	Shaun Coss
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G.

15-1549	2209 Avenue D	St Cyr, Randolph F	Shaun Coss
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.

15-0443	2804 S 10th Street	Morales, Adrian	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.

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. A.****Meeting Date:** 02/17/2016**Re:** Case # 15-0522 - 1601 Bahia Drive**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-0522	1601 Bahia Drive	Winfrey, Virginia	Shaun Coss
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CASE INFORMATION:

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

OWNER: Virginia Winfrey 1601 Bahia Drive Ft. Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Stairs and a roof top deck have been constructed without permits. 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
Final Approval Date: 02/08/2016

Started On: 01/19/2016 10:14 AM

Special Magistrate Ross Hearing**4. B.****Meeting Date:** 02/17/2016**Re:** Case # 15-1085 - 3210 Orange Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1085	3210 Orange Avenue	Luna, Heriberto M & Maria A	Shaun Coss
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CASE INFORMATION:

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

OWNER: Heriberto M & Maria A Luna 110 Sunrise Drive Ft. Pierce, FL 34945	OCCUPIED BY: Richelle's Jamaican Cuisine 3210 Orange Avenue Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A 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: 02/12/2016

Started On: 01/19/2016 08:45 AM

Special Magistrate Ross Hearing**4. C.****Meeting Date:** 02/17/2016**Re:** Case # 15-1088 - 2801 Oleander Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1088	2801 Oleander Avenue	Charlestin, Lemaire & Rosemarie	Shaun Coss
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CASE INFORMATION:

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

OWNER: Lemaire & Rosemarie Charlestin 2801 Oleander Avenue Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A fence has been replaced 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 Arbusow
Final Approval Date: 02/08/2016

Started On: 01/19/2016 10:26 AM

Special Magistrate Ross Hearing**4. D.****Meeting Date:** 02/17/2016**Re:** Case # 15-1108 - 306 N 27th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1108	306 N 27th Street	Flickinger, Larry L	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 14, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Larry L Flickinger 1186 SW Ivanhoe Street Port St. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The garage has been enclosed with wood 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: 02/08/2016

Started On: 01/19/2016 11:30 AM

Special Magistrate Ross Hearing**4. E.****Meeting Date:** 02/17/2016**Re:** Case # 15-1263 - 1705 Avenue G**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1263	1705 Avenue G	Howson, Chris	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 4, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Chris Howson 9645 Kemper Drive Lone Tree, CO 80124	OWNER: Chris Howson 10748 Riverbrook Circle Highlands Ranch, CO 80126-7511
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Construction work for windows, door, electric service, water heater and plumbing piping are being done without permits. 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

Started On: 01/19/2016 09:45 AM

Final Approval Date: 02/08/2016

Special Magistrate Ross Hearing**4. F.****Meeting Date:** 02/17/2016**Re:** Case # 15-1364 - 2623 Orange Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1364	2623 Orange Avenue	Guerra, Leonardo A & Milady	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 18, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Leonardo A Guerra Milady Guerra 3321 Baltic Sea Boulevard Tavares, FL 32778	OCCUPIED BY: The Fort Cellphone Repair 2623 Orange Avenue Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The wall sign face has been changed 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: 02/08/2016

Started On: 01/19/2016 09:39 AM

Special Magistrate Ross Hearing**4. G.****Meeting Date:** 02/17/2016**Re:** Case # 15-1549 - 2209 Avenue D**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1549	2209 Avenue D	St Cyr, Randolph F	Shaun Coss
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CASE INFORMATION:

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

OWNER: Randolph F St Cyr 2209 Avenue D Ft. Pierce, FL 34950	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 304.13 Window & Door Frames****IPMC 305.3 Interior Surfaces****IPMC 309.1 Infestation****IPMC 506.2 Sanitary Drainage System Maintenance****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. There is evidence of termite damage. Treat the property for termites.
2. Repair all damaged waste lines.
3. Repair all damaged window and door hardware. Windows must be functional.
4. Non-livable space is being used as a bedroom. Obtain permits to convert this area back to its original use or to bring it up to code.
5. Doors and walls must be water tight, install weather stripping and properly seal walls.
6. A water heater has been installed without a permit, obtain a permit.
7. Install smoke alarms.

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: 02/08/2016

Started On: 01/19/2016 11:40 AM

Special Magistrate Ross Hearing**5. A.****Meeting Date:** 02/17/2016

Information**SUBJECT:**

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

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

OWNER: Adrian Morales 2804 S 10th Street Ft. Pierce, FL 34982	OCCUPIED BY:
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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.
4. No one was present at the January 17 meeting; therefore, rescheduled for this date.

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
Final Approval Date: 02/08/2016

Started On: 01/22/2016 09:49 AM



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

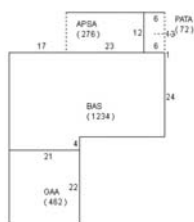
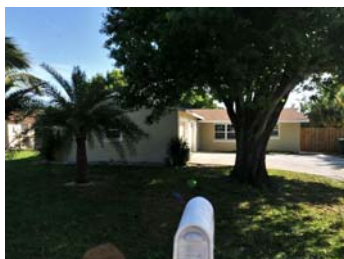
Finished Area of this building: 1,234 SF
 Gross Area of this building: 2,044 SF

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. A.****Meeting Date:** 02/17/2016

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.
5. No one appeared for this case, Special Magistrate continued it for next hearing date.

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: 02/08/2016

Started On: 01/22/2016 09:52 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

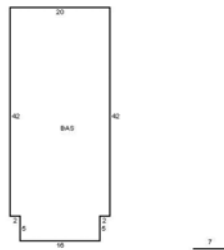
Finished Area of this building: 920 SF
 Gross Area of this building: 920 SF

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	<u>3</u>	\$1.32
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Certified Mail:	\$5.10	<u>3</u>	\$15.30
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Photographs (per page)	\$0.50	<u>11</u>	\$5.50
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Filing Fees	\$10.00	<u>1</u>	\$10.00
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Months Open	\$50.00	<u>140</u>	\$7,000.00
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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: \$7,957.12