

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, March 2, 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.	15-0497	721 S 24th Street	Scott, Karen T Teller, Robin S & Ronald A	Andy Avery
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B.	15-1480	1401 G Terr, South Bldg # A	Greenvipes Inc	Shaun Coss
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C.	15-1482	1401 G Terr, South Bldg # B	Greenvipes Inc	Shaun Coss
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D.	15-1540	305 N 13th Street	Jaramillo, Cristal	Shaun Coss
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E.	15-1594	2400 S Ocean Drive	Angevine, Patricia	Shaun Coss
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F.	15-2221	911 Delaware Avenue	Pickering, Keith C	Andy Avery
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G.	15-2225	1531 Delaware Avenue	Sizemore, Shirley A	Andy Avery
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H.	16-0004	2402 Frist Boulevard, Suite 200	Lawnwood Medical Center Inc	Andy Avery
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I.	16-0023	1412 S US Hwy 1	First Citizens Premises Co Inc	Isaac Saucedo
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.	15-0822	315 N 19th Street	Baltazar, Rosalina	Shaun Coss
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B.	15-0600	315 N 19th Street	Baltazar Rosalina	Shaun Coss
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C.	15-1112	3794 Oleander Avenue	Faith Baptist Church	Shaun Coss
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D.	14-1953	1112 S 7th Street	HUD	Margaret Arraiz
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	14-1370	2808 Oleander Avenue	Flores, Tatiana G	Margaret Arraiz
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B.	02-8848	2402 Oleander Avenue	Austgen, Nicholas	Margaret Arraiz
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7. **REQUEST FOR EXTENSION OF TIME**

A.	14-1543	1709 N 16th Street	Sturrup, Alfredia	Andy Avery
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8. **NEW BUSINESS**

9. **OLD BUSINESS**

A.	13-0831	604 Beach Court	Coniglio, Stanley & Vanessa	Peggy Arraiz
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Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Blandino Hearing

4. A.

Meeting Date: 03/02/2016

Re: Case #15-0497- 721 S 24th Street

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

Information

SUBJECT:

15-0497	721 S 24th Street	Scott, Karen T Teller, Robin S & Ronald A	Andy Avery
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CASE INFORMATION:

Case Initiated:	May 14, 2015	Type of Presentation:	Repeat Violator
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OWNER:

OWNER: Karen T Scott Robin S & Ronald A Teller 721 S 24th Street Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 Property Maintenance

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

Section(s): 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture

CORRECTIVE ACTIONS:

1. Please replace all rotten wood siding and paint the new wood to match in a workmanlike manner.
2. Please remove all outside storage of trash, buckets, fans, containers, boxes, mattress frames and any other miscellaneous items from the outside including the front porch area.

RECOMMENDATION:

1. The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to comply or a fine of \$75.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 02/24/2016

Started On: 02/11/2016 07:26 AM

Special Magistrate Blandino Hearing**4. B.****Meeting Date:** 03/02/2016**Re:** Case # 15-1480 - 1401 G Terrace, South Bldg #A**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1480	1401 G Terr, South Bldg # A	Greenvipes Inc	Shaun Coss
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CASE INFORMATION:

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

OWNER: Greenvipes Inc 3450 58th Avenue Vero Beach, FL 32966	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The unit is gutted, with electric, plumbing and framing work being done without any permits. An unlicensed contractor citation was issued on site. All work being performed must cease immediately until the proper permits have been obtained under property licensed contractors.

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: 02/23/2016

Started On: 02/05/2016 04:24 PM

Special Magistrate Blandino Hearing**4. C.****Meeting Date:** 03/02/2016**Re:** Case # 15-1482 - 1401 G Terrace, South Bldg #B**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1482	1401 G Terr, South Bldg # B	Greenvipes Inc	Shaun Coss
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CASE INFORMATION:

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

OWNER: Greenvipes Inc 3450 58th Avenue Vero Beach, FL 32966	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The unit is gutted, with electric, plumbing and framing work being done without any permits. An unlicensed contractor citation was issued on site. All work being performed must cease immediately until the proper permits have been obtained under properly licensed contractors.

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: 02/23/2016

Started On: 02/05/2016 04:36 PM

Special Magistrate Blandino Hearing**4. D.****Meeting Date:** 03/02/2016**Re:** Case # 15-1540 - 305 N 13th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1540	305 N 13th Street	Jaramillo, Cristal	Shaun Coss
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CASE INFORMATION:

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

OWNER: Cristal Jaramillo 305 N 13th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. A slab has been poured, two exterior doors, 3 windows, and a back covered porch have been installed without proper permits. All work being performed must cease immediately until the proper permits have been obtained.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Mechelle Arbuzow
Final Approval Date: 02/23/2016

Started On: 02/05/2016 11:37 AM

Special Magistrate Blandino Hearing**4. E.****Meeting Date:** 03/02/2016**Re:** Case # 15-1594 - 2400 S Ocean Drive V-412**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1594	2400 S Ocean Drive	Angevine, Patricia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 19, 2015	Type of Presentation:	Regular
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OWNER:

OWNER: Patricia Angevine 8520 8th Street Vero Beach, FL 32968	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. The screen enclosure was removed and replaced. 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 ReviewForm Started By: Mechelle Arbuzow
Final Approval Date: 02/23/2016

Started On: 02/05/2016 11:31 AM

Special Magistrate Blandino Hearing**4. F.****Meeting Date:** 03/02/2016**Re:** Case #15-2221 - 911 Delaware Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-2221	911 Delaware Avenue	Pickering, Keith C	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 5, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Keith C Pickering 3209 S Lakeview Circle Apt 8857 Ft. Pierce, FL 34949	OCCUPIED BY: Michael L McKinnon Jr 911 Delaware Avenue Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 9-27 (B) Doing Business without a Tax****CORRECTIVE ACTIONS:**

1. Please contact the City Clerk's office at 772-467-3065 concerning the business tax for Law Office of Michael McKinnon, Attorney At Law.

RECOMMENDATION:

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

Form Review

Form Started By: Andy Avery
Final Approval Date: 02/24/2016

Started On: 02/11/2016 08:30 AM

Special Magistrate Blandino Hearing**4. G.****Meeting Date:** 03/02/2016**Re:** Case #15-2225 - 1531 Delaware Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-2225	1531 Delaware Avenue	Sizemore, Shirley A	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 5, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Shirley Sizemore 1531 Delaware Avenue Ft. Pierce, FL 34950	OCCUPIED BY: Prestige Auto Club LLC 1511 Delaware Avenue Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 9-27 (B) Doing Business without a Tax****CORRECTIVE ACTIONS:**

1. Please contact the City Clerk's office at 772-467-3065 concerning the business tax for Prestige Auto Club.

RECOMMENDATION:

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

Form Review

Form Started By: Andy Avery
Final Approval Date: 02/23/2016

Started On: 02/11/2016 07:07 AM

Special Magistrate Blandino Hearing**4. H.****Meeting Date:** 03/02/2016**Re:** Case #16-0004 - 2402 Frist Boulevard Suite 200**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

16-0004	2402 Frist Boulevard, Suite 200	Lawnwood Medical Center Inc	Andy Avery
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CASE INFORMATION:

Case Initiated:	January 5, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Lawnwood Medical Center Inc PO Box 1504 Nashville, TN 37202	OCCUPIED BY: Gloria E. McNeil MD 2402 Frist Blvd Suite 200 Ft. Pierce, FL 34950
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VIOLATIONS:**Section(s): 9-27 (B) Doing Business without a Tax****CORRECTIVE ACTIONS:**

1. Please contact the City Clerk's office at 772-467-3065 concerning the business tax for Gloria E. McNeil MD.

RECOMMENDATION:

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

Form ReviewForm Started By: Andy Avery
Final Approval Date: 02/24/2016

Started On: 02/11/2016 08:43 AM

Special Magistrate Blandino Hearing

4. I.

Meeting Date: 03/02/2016

Re: Case #16-0023 - 1412 S US Highway 1

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

Information

SUBJECT:

16-0023	1412 S US Hwy 1	First Citizens Premises Co Inc	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	January 4, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: First Citizens Premises Co Inc 2211 Okeechobee Road Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

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

CORRECTIVE ACTIONS:

1. Please obtain a business tax receipt to sell vehicles on premises or cease all operations and remove vehicles immediately.

RECOMMENDATION:

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

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/23/2016

Started On: 02/08/2016 02:43 PM

Special Magistrate Blandino Hearing

5. A.

Meeting Date: 03/02/2016

Information

SUBJECT:

15-0822	315 N 19th Street	Baltazar, Rosalina	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 2, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Rosalina Baltazar 315 N 19th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

FINDINGS/ORDER:

1. August 19, 2015 - Special Magistrate gave the violator 60 days to comply or be fined \$100.00 per day.
2. October 20, 2015 - An inspection was made, property was not in compliance, the fines began.
3. January 11, 2016 - An inspection was made, property is now in compliance, the fines stopped.
4. January 19, 2016 - Received request for reduction/rescindment from Rosalina Baltazar.

ACTION DATES:

The amount of fines is \$8,330.00 (\$30.00 recording fees).
Recommendation to be determined.

RECOMMENDATION:

Attachments

- 3 Criteria
- Request
- Tax Card
- Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/25/2016

Started On: 01/22/2016 02:44 PM

MASSEY HEARING
SM Blandino – March 2, 2016
Case #15-0600
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?

VIOLATOR IMMEDIATELY RECTIFIED THE VIOLATIONS UPON BECOMING AWARE OF THEM AND THE TENANT MOVING.

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? **1**



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

Case #
15-0600

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:		01-19-2016	
Property address:		315 n. 19th St Ft. Pierce FL 34950	
Owner(s) of record:		Rosalina Baltazar	
Mailing address:		98 Friendship Dr. Walstonburg NC 27888	
Property tax ID #:		2409-605-006-20000	
Original purchase date:		Original purchase price:	June 10, 09 16200
Other Information:		<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale <input type="checkbox"/> Adjoining Property Owner
Property is used for:		<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:		Relationship to owner(s):	Rosalina Baltazar Self
Telephone #:		Mobile phone #:	919-580-8191
E-mail:		Preferred contact method:	linda-b-13@yahoo.com Phone
What are owner(s) intentions for property:		Family home	
Amount of Fine:		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 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

\$ 9130.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 9130.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

Rosalina Baltazar
(Signature of Owner or Representative)

Rosalina Baltazar
(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: 315 N. 19th St Ft. Pierce FL 34950

Property Owner: Rosalina Baltazar

Mailing Address: 98 Friendship Dr. Walstonburg NC 27888

Telephone #: _____ Cell Phone #: 919-580-8191

E-Mail Address: linda-b-13@yahoo.com

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



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Rosalina Baltazar, 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:

Dear Honorable Judge Frank

My name is Rosalina Baltazar This house has been our Family home for the past 25 years. It belonged to my ill parents and I bought back from foreclosure to keep it in the family. My mother that had kidney failure, doing dialyses 3 times a week. moved to North Carolina to be closer to her family.

Sadly she Passed Away Nov 2013. leaving my father to mourn her death and Fight For his life battling Advanced diabetes and kidney Failure him self. So ~~with~~ this being said I had my hands full being his support and working in the fields Picking and Planting tobacco, cucumbers, sweet potatoes, and migrating

back and Forth Doing oranges here in Florida At this time a neighbor asked me to rent my home to thier daughter that she would keep it clean and it wouldn't get vandalized But that was a big mistake

Date: 01-19-2016

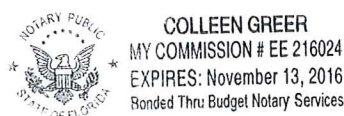
Signed: Rosalina Baltazar

Print Name: Rosalina Baltazar

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Rosalina Baltazar 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 B432-720-74-7130 as identification.

SWORN TO AND SUBSCRIBED before me this 19th day of January, 2016.



Colleen Greer
Notary Public, State of Florida

Because I did it for the Right Reason's But she never pd her Rent on time and I had to ask her to move out because she Refused to pay the last 3 months that she lived here and broke a door, and three windows and Removed outlets and covers from walls and called code enforcement on Property for being unsafe. After I ^{She moved} came to Replace the door and windows - costing me 1500. Dollars
At this time I Received a call from my brother that my Father was in the hospital Again. so we Rushed back and Unfortunately he passed Away April 2015 After already being in debt with my moms Funeral expenses. We had to borrow again to bury our Father they didn't have Any Insurance.

I was unaware of this situation
And ~~As~~ ~~s~~ with the code enforcement
and Fines, until about A month
ago. I came as soon as I could
Went to Permit office obtained
Permit that cost me 350⁰⁰ And
Was told I had to Remove the new
windows I put in and get hurricane
new code windows. that cost me
\$2500 and Put them in. they have
been inspected and all the other things
that she claimed were wrong, have
been inspected today 1-19-2014
And All have been Good since day
one. But with All Above mentioned
I'm completely in debt. still owing
on both Parents burials and All this
expenses. And General living expenses

Dear Judge Frank

These have been the ~~worst~~^{worse} years of our lives.

I Beg you. to find it in your heart and Power.

To waive this extremely high fees. As All this has put a terrible Hardship on my self and family. Because I'm Scared that my home have to be sold in order to pay any debts pending. leaving myself and my three children Homeless.

Thank You. Very Much.

Rosalva Bellizzi

Property Identification

Site Address: 315 N 19th ST Parcel ID: 2409-605-0062- Account #: 22062 Sec/Town/Range:
 000-0 09/35S/40E
 Map ID: 24/09N Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Rosalina Baltazar
 315 N 19th St
 Fort Pierce, FL 34950

Legal Description

FLORIANA PARK BLK 10 N 1/2 OF LOT 7 AND ALL OF LOT 8 AND E 5 FT OF VAC ALLEY ADJ ON W (OR 639-1346: 661-1365; 3102-2373)

Current Values

Just/Market: \$39,700 Assessed: \$39,700
 Exemptions: \$0 Taxable: \$39,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$39,700	\$39,700	\$0	\$39,700
2014	\$38,700	\$38,700	\$0	\$38,700
2013	\$38,900	\$38,900	\$0	\$38,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-10-2009	3102 / 2373	0130	WD	Baltazar,Francisco	\$16,200
10-20-1989	0661 / 1365	05	WD	Gail L Moore	\$6,500
01-13-1989	0619 / 1297	01	QC	Galen L Stanley	\$100

Primary Building Information

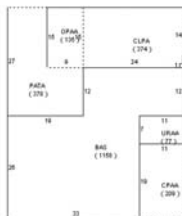
Finished Area of this building: 1,158 SF
 Gross Area of this building: 2,331 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: HD
Year Built: 1959	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 %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,158
Gross Area (SF):	2,331
Land Size (acres):	0.24
Land Size (SF):	10,238
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1959

This information is believed to be correct at this time but it is subject to change and is not warranted.
 © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

Administrative Cost Estimator

1/25/2016

Property Address: 315 N 19th Street (15-0822)

Date case originated: 6/1/2015

Date case complied: 1/11/2016

Total time: 7 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class: \$0.44 5 \$2.20

Certified Mail: \$5.10 1 \$5.10

Photographs (per page) \$0.50 4 \$2.00

Filing Fees \$10.00 3 \$30.00

Months Open \$50.00 7 \$350.00

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 1 \$75.00

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 0 \$0.00

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

Total Estimated Cost: \$1,114.30

Special Magistrate Blandino Hearing

5. B.

Meeting Date: 03/02/2016

Information

SUBJECT:

15-0600	315 N 19th Street	Baltazar Rosalina	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 17, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Rosalina Baltazar 315 N 19th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

1. Section(s): 5-1.101.2.1 Unsafe Building
2. Section(s): 5-368 Property Maintenance
3. IPCM 108.1.1 Unsafe Structure
4. IPCM 108.1.2 Unsafe Equipment,
5. IPCM 108.1.3 Structure Unfit for Human Occupancy
6. IPCM 304.13.2 Openable Windows
7. IPCM 402.3 Light-Other Spaces
8. IPCM 602.2 Residential Heat Supply
9. IPCM 605.1 Electrical Equipment
10. IPCM 605.2 Electrical Receptacles
11. IPCM 605.3 Luminaires
12. IPCM 704.2 Smoke Alarms

FINDINGS/ORDER:

August 19, 2015 - the Special Magistrate gave the violator(s) 60 days to comply or be fined \$100.00 per day.

ACTION DATES:

1. October 20, 2015 - inspection was made, property was not in compliance - fines began.
2. January 19, 2016 - another inspection was made, property is now in compliance - the fines stopped.
3. January 19, 2016 - received request for reduction/rescindment from Roasalina Baltazar.

RECOMMENDATION:

The total amount of fines are \$9,130.00 (\$30.00 recording fees)
To be determined.

Attachments

Request for Reduction

Tax Card

3 Criteria

Administrative Costs

Form Review

Form Started By: Collen Greer

Final Approval Date: 01/25/2016

Started On: 01/22/2016 03:06 PM



CITY OF FORT PIERCE

DIVISION OF CODE ENFORCEMENT

PO Box 1480 ♦ 100 N US Hwy 1
Fort Pierce, FL 34950

(P) 772-467-3149 ♦ (F) 772-468-0457 ♦ (email) cgreer@city-ftpierce.com

January 20, 2016

Rosalina Baltazar
98 Friendship Drive
Walstonburg, NC 27888

RE: 315 N 19th Street
TAX ID: 2409-605-0062-000-0
CASE #: 15-0600, #15-0822

Dear Ms. Baltazar:

Your request for a Reduction or Rescindment of Code Enforcement Fines/Liens Hearing reference the above address is scheduled for Wednesday, March 2, 2016 at 9:00 AM. We recommend that you or your representative be there prior to the hearing so you can meet with the officer handling your case.

As there is no lien recorded at this time, the Special Magistrate will make his decision on whether to reduce the fines or rescind them. Once the decision is made and the case is satisfied, it will close the case. If there is a reduction and the payment(s) is not made within the given time; the fines will revert back to the original amount unless otherwise ordered. A lien may be recorded and to resolve the matter it will have to again be presented to the Special Magistrate. However, if there is a lien recorded, it will have to go before the City Commission also for final approval.

If you have any concerns about the date, please contact me right away so I can reschedule. The meetings for Special Magistrate Blandino are scheduled for the 1st Wednesday of each month unless otherwise notified.

Sincerely yours,

Colleen Greer
Division of Code Enforcement
772-467-3149

Property Identification

Site Address: 315 N 19th ST Parcel ID: 2409-605-0062- Account #: 22062 Sec/Town/Range:
 000-0 09/35S/40E
 Map ID: 24/09N Zoning: R3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Rosalina Baltazar
 315 N 19th St
 Fort Pierce, FL 34950

Legal Description

FLORIANA PARK BLK 10 N 1/2 OF LOT 7 AND ALL OF LOT 8 AND E 5 FT OF VAC ALLEY ADJ ON W (OR 639-1346: 661-1365; 3102-2373)

Current Values

Just/Market: \$39,700 Assessed: \$39,700
 Exemptions: \$0 Taxable: \$39,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$39,700	\$39,700	\$0	\$39,700
2014	\$38,700	\$38,700	\$0	\$38,700
2013	\$38,900	\$38,900	\$0	\$38,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-10-2009	3102 / 2373	0130	WD	Baltazar,Francisco	\$16,200
10-20-1989	0661 / 1365	05	WD	Gail L Moore	\$6,500
01-13-1989	0619 / 1297	01	QC	Galen L Stanley	\$100

Primary Building Information

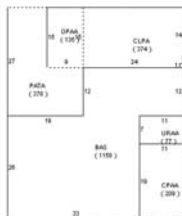
Finished Area of this building: 1,158 SF
 Gross Area of this building: 2,331 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip	Building Type: HD
Year Built: 1959	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 %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,158
Gross Area (SF):	2,331
Land Size (acres):	0.24
Land Size (SF):	10,238
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1959

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 Blandino – March 2, 2016
Case #15-0600
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?

VIOLATOR IMMEDIATELY RECTIFIED THE VIOLATIONS UPON BECOMING AWARE OF THEM AND THE TENANT MOVING.

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? **1**

Administrative Cost Estimator

1/25/2016

Property Address: 315 N 19th Street (15-0600)

Date case originated: 4/17/2015

Date case complied: 1/11/2016

Total time: 9 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: 0

Mailing Expense

Regular 1st Class: \$0.44 4 \$1.76

Certified Mail: \$5.10 1 \$5.10

Photographs (per page) \$0.50 5 \$2.50

Filing Fees \$10.00 2 \$20.00

Months Open \$50.00 9 \$450.00

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 1 \$75.00

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 0 \$0.00

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

Total Estimated Cost: \$1,204.36

Special Magistrate Blandino Hearing

5. C.

Meeting Date: 03/02/2016

Information**SUBJECT:**

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

Case Initiated:	July 15, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Faith Baptist Church of FP 3607 Oleander Avenue Ft. Pierce, FL 34982	OCCUPIED BY: Faith Baptist Church of FP 3794 Oleander Avenue Ft. Pierce, FL 34982
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

On November 4, 2015 Special Magistrate found Faith Baptist Church of FP in violation of section(s) 5-1.105.1 and gave them 60 days to obtain a permit and comply with all permit conditions or be assessed a daily fine of \$100.00.

ACTION DATES:

1. January 6, 2016 the violation(s) are not in compliance; the fines began.
2. January 27, 2016 received request for an extension of time to comply, however, fines have already started. The matter is being presented as a Massey Hearing.

RECOMMENDATION:

Fines as of this date January 29, 2016 are \$2,320.00 accumulating at \$100.00 per day until complied.

To be determined.

Attachments

3 Criteria
Request for Reduction
Tax Card
Administrative Costs

Form Review

Form Started By: Collen Greer

Started On: 01/29/2016 11:52 AM

Final Approval Date: 02/05/2016

**MASSEY HEARING
SM Blandino – March 2, 2016**

Case #15-1112

3794 Oleander Avenue

CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION:

SIGNIFICANT

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?

NONE

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



3794 Oleander Avenue
Fort Pierce, Florida 34982
772 461-3607
myfocusonfaith.com
Dr. Ron Hodge, Pastor

January 27, 2016

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

Attention: Shaun Coss

RE: 3794 Oleander Avenue Building Permit Order

Dear Shaun:

I am writing to explain the circumstances concerning the building permits for the project for Faith Baptist Church at 3794 Oleander Avenue, Fort Pierce. We were given a 60-day notice to acquire the permits on November 5, 2015.

We have had several things delay us :

1. The church is going through intense financial difficulty during this time.
2. Therefore, we are depending on volunteer help to draft the plans for us.
3. In addition to that, we have been hit with physical problems in my family which has delayed progress because of my absence.
4. Also during this time (November-December), we have had the Holiday season that occupied our volunteer architect, as he was scheduled out of town for at least four weeks.

We are now back on track and are moving forward as quickly as we can under the circumstances. I am the Interim Pastor of this Church on a volunteer basis and travel between our offices in West Virginia and Fort Pierce in an effort to help them recover from what they have been through.

I would ask that we be given an extension of 90 days to get this job done under these extenuating circumstances.

Thank you for your consideration.

In His Service

A handwritten signature in black ink that reads "Ron Hodge". The signature is written in a cursive, flowing style.

Dr. Ron Hodge, Pastor
Philemon Verse Six

RH/cb



3794 Oleander Avenue
Fort Pierce, Florida 34982
772 461-3607
myfocusonfaith.com
Dr. Ron Hodge, Pastor

FAX COVER SHEET

TO: Shaun Coss
Code Enforcement Division

FROM: Faith Baptist Church, Fort Pierce, FL
Ron Hodge

DATE: January 27, 2016

FAX NO.: 772-467-3849

No. of pages (including cover sheet): 2

RE: Letter requesting extension

Property Identification

Site Address: 3794 OLEANDER CT Map ID: 24/34N Parcel ID: 2434-601-0064-000-0 Zoning: I1 Account #: 33468 Use Type: 4800 Sec/Town/Range: 34/35S/40E Jurisdiction: Fort Pierce

Ownership

Faith Baptist Church Of FP
3607 Oleander AVE
Fort Pierce, FL 34982-6501

Legal Description

KELLEM'S S/D FROM NW COR OF LOT 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LOT 16 40 FT TO POB, TH CONT E ON N LI OF LOT 16 271.80 FT, TH S 201.01 FT, TH W 269.82 FT, TH N 201 FT TO POB (1.25 AC) (OR 2750-1491)

Current Values

Just/Market: \$315,400 Assessed: \$315,400
Exemptions: \$315,400 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$315,400	\$315,400	\$315,400	\$0
2014	\$317,100	\$317,100	\$317,100	\$0
2013	\$317,400	\$317,400	\$317,400	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
01-24-2007	2750 / 1491	01	SP	Sand Custer Investors Inc ,	\$690,000
06-05-2003	1733 / 2362	03	WD	Benson, Raymond S	\$630,000
12-03-1993	0872 / 2667	01	WD	GULFSTREAM LAWN EQUIPMENT INC	\$270,000

Primary Building Information

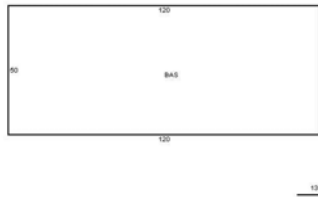
Finished Area of this building: 6,000 SF
Gross Area of this building: 6,000 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Rigid	Building Type: INDF
Year Built: 1989	Frame:	Grade: Y_C	Effective Year: 1989
Primary Wall: Corr Metal	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	6,000
Gross Area (SF):	6,000
Land Size (acres):	1.25
Land Size (SF):	54,450
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	65	1989
CONCRET HIGH	1	9800	1989

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Administrative Cost Estimator

2/5/2016

Property Address: 3794 Oleander Ave

Date case originated: 7/15/2015

Date case complied: still open

Total time: _____ months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings: _____

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>0</u>	\$0.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	_____	\$0.00
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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: **\$676.86**

Special Magistrate Blandino Hearing

5. D.

Meeting Date: 03/02/2016

Information**SUBJECT:**

14-1953	1112 S 7th Street	HUD	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	September 24, 2014	Type of Presentation:	Massey Hearing
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OWNER:

PREVIOUS OWNER: J P Morgan Chase Bank NA Association 3415 Vision Drive G-7 Columbus, OH 43219	CURRENT OWNER: Secretary of Housing and Urban Development (HUD) % Gray-Robinson Attorneys at Law 401 E Las Olas Boulevard Ft. Lauderdale, FL 33301
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VIOLATIONS:

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

FINDINGS/ORDER:

December 3, 2014 Special Magistrate found J P Morgan Chase Bank NA Assoc. in violation of the above listed code section and gave them 15 days to comply or be assessed \$250.00 per day.

ACTION DATES:

1. December 29, 2014 an inspection was made, the violations were not in compliance, the fines started.
2. May 18, 2015 an inspection was made, the violations were now in compliance, the fines stopped.
3. September 30, 2015 learned there was a new owner and sent notice to them of the fines. No lien has been recorded as of this time.
4. February 1, 2016 received request for reduction/rescindment from Gray-Robinson Attorneys at Law.

RECOMMENDATION:

The accrued fines are \$35,030.00 (\$30.00 recording fees). There is no recorded lien.

Recommendation to be determined.

Attachments

Request for Reduction

Tax Card
3 Criteria
Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/05/2016

Started On: 02/01/2016 11:42 AM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:	January 29, 2016		
Property address:	1112 S 7 th Street, Fort Pierce, FL 34950		
Owner(s) of record:	Secretary of Housing and Urban Development ("HUD")		
Mailing address:	c/o Paul H. Minoff, Esq., GrayRobinson, P.A., 401 E Las Olas Boulevard, Suite 1000, Fort Lauderdale, FL 33301		
Property tax ID #:	2415-601-0370-010-2		
Original purchase date:	*see note	Original purchase price:	Property was foreclosed
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input 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:	Paul H. Minoff, Esq.	Relationship to owner(s):	Counsel for JPMorgan Chase Bank, N.A.
Telephone #:	954-713-7829	Mobile phone #:	954-899-1474
E-mail:	paul.minoff@gray-robinson.com	Preferred contact method:	e-mail
What are owner(s) intentions for property:	Property is being reconveyed to JPMorgan Chase Bank, N.A.		
Amount of Fine:	\$35,030.00	Date Fine Initiated:	12/29/2014
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? \$35,030.00
Is property listed for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is listing price?
Is property under contract for sale?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, what is the sale price?

AMOUNT OF FINE / LIEN \$35,030.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$33,030.00

DOLLAR AMOUNT I AGREE TO PAY \$2,000.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Paul H. Minoff, Esq.
(Printed Name)



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

*This property was obtained through foreclosure by JPMorgan Chase Bank, N.A. ("Chase") because the loan was insured by HUD, the property was transferred through Special Warranty Deed dated December 19, 2013 recorded in Official Records Book 3754, Page 1223, of the Public Records of Saint Lucie County, Florida, however the transfer has been rejected by HUD and is being reconveyed to Chase.



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: 1112 S 7th Street, Fort Pierce, FL 34950

Secretary of Housing and Urban Development ("HUD") by Special Warranty Deed dated December 19, 2013, recorded in Official Records Book 3754, Page 1223, of the Public Records of Saint Lucie County, Florida. Property ownership was originally obtained through foreclosure by JPMorgan Chase Bank, N.A. ("Chase"), as authorized servicing agent for Bank of America, N.A. ("BofA"); because the loan was insured by HUD, the property was transferred from Chase to HUD.

Property Owner:

Mailing Address: c/o Paul H. Minoff, Esq., GrayRobinson, P.A., 401 E Las Olas Boulevard, Suite 1000, Fort Lauderdale, FL 33301

Telephone #: 954-713-7829

Cell Phone #: 954-899-1474

E-Mail Address: paul.minoff@gray-robinson.com

Is the property in compliance? yes f no, please explain _____



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Paul H. Minoff, Esq., as counsel for Chase on behalf of HUD and BOA, 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:

On January 22, 2013, Chase (as the successor mortgagee to the original mortgagee, First Atlantic Mortgage Corporation) obtained legal title to the Property as the result of a mortgage foreclosure action it instituted on behalf of the actual underlying owner of the subject mortgage loan, BofA--a copy of the applicable mortgage (the "Mortgage") and assignment thereof are attached).

As demonstrated by the enclosed documents, the Mortgage was recorded in the public records on April 14, 2008, with the assignment having been recorded on May 29, 2008. On January 24, 2010, BofA recorded its *lis pendens* against the Property, in connection with the mortgage foreclosure action instituted on its behalf by Chase against, among others, the prior owner of the Property, Quentin M. Jean. On or about October 19, 2012, a final judgment of foreclosure was entered in favor of BOA, with such final judgment being recorded in the public records on October 30, 2012. Thereafter, on January 22, 2013, the Property went to sale, and a certificate of title was issued to BOA on January 22, 2013. Because Chase was servicing the Mortgage on behalf of BofA and was required to transfer the Property to HUD on behalf of BofA, an amended certificate of title was sought by Chase and issued by the Clerk of the Court on June 11, 2013; it was thereafter recorded in the public records on October 25, 2013.

Thereafter, on or about December 19, 2013, Chase conveyed the property to HUD as part of HUD's mortgage guaranty in favor of BofA. For some reason, however, HUD did not record the deed from Chase until June 5, 2015, during which time the property was not in Chase's inventory even though Ownership of record remained with Chase.

Unbeknownst to Chase, there were ongoing issues relating to the Property with the City of Fort Pierce (the "City"), which apparently went unresolved. As a result, the City recorded a violation lien against the Property on December 10, 2014 (the "City Lien").

Chase did not receive the notice of the hearing prior to the hearing date and only received the Order



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Determining Violation (the "Order") on December 30, 2014. As soon as Chase received the Order, bids were requested to have all vines and weeds removed from the house and fence. However because the Property had been transferred to HUD, all bids had to be sent to HUD for approval. HUD denied all bids and refused to acknowledge the prior conveyance.

As a result of the denials by HUD, Chase was required to follow an alternative approval process that delayed being able to get the Property into compliance. Ultimately, approval for the needed work was obtained on April 25, 2015, and the work was completed on May 1, 2015. However, a follow-up inspection by the City did not occur until May 18, 2015, at which time the Property was deemed to be in compliance.

Although Chase did not cause the underlying violations and had transferred ownership of the Property well before the Order was entered, Chase undertook to cure the violations at its own cost while attempting to follow procedures established in connection with HUD-insured mortgage loans.

Based upon the foregoing, Chase respectfully requests that the City execute and record a formal lien release regarding the City Lien and close out the underlying case in exchange for a total payment in the amount not to exceed \$2,000.00 (unless administrative costs exceed such amount, in which case additional settlement authorization will be provided), including all administrative fees, recording fees, etc.

Thank you very much in advance for your consideration and assistance.

Date: January 29, 2016

Signed: _____

Print Name: Paul H. Minoff



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

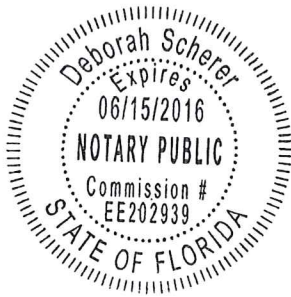
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

STATE OF FLORIDA
COUNTY OF BROWARD

PERSONALLY APPEARED before me, the undersigned authority Paul H. Minoff who
acknowledged before me that the information contained herein is true and correct. He is not personally
known to me .

SWORN TO AND SUBSCRIBED before me this 29th day of January, 2016.

Notary Public, State of Florida



Property Identification

Site Address: 1112 S 7th ST Parcel ID: 2415-601-0370- Account #: 24787 Sec/Town/Range:
 010-2 15/35S/40E
 Map ID: 24/15N Zoning: R2 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Secretary of Housing & Urban Dev
 %Michaelson Connor & Boul
 4400 Will Rogers Pkwy Ste 300
 Oklahoma City, OK 73108

Legal Description

PINEWOOD S/D BLK 24 LOT 25 (OR 3754-1223)

Current Values

Just/Market: \$28,800 Assessed: \$26,400
 Exemptions: \$0 Taxable: \$26,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$28,800	\$26,400	\$0	\$26,400
2014	\$24,000	\$24,000	\$0	\$24,000
2013	\$24,200	\$24,200	\$0	\$24,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2013	3754 / 1223	0112	SP	JPMorgan Chase Bank NA Assoc	\$100
10-25-2013	3573 / 1516	0111	CT	Bank Of America NA,	\$0
02-01-2013	3481 / 1174	0112	CT	Jean,Quentin M	\$100

Primary Building Information

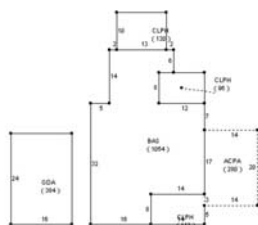
Finished Area of this building: 1,054 SF
 Gross Area of this building: 2,056 SF

Exterior Data

View: Roof Cover: Tar & Gravel Roof Structure: Hip Building Type: HC-
 Year Built: 1949 Frame: Grade: C- Effective Year: 1949
 Primary Wall: Alum Siding Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 2 A/C %: 0% Electric: AVERAGE 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):	1,054
Gross Area (SF):	2,056
Land Size (acres):	0.17
Land Size (SF):	7,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL DK-AVG	1	590	1988
RES POOL AVG	1	450	1988

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
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 14-1953

Address: 1112 S 7th Street

Date: March 2, 2016

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?

ONCE THE BANK TOOK POSSESSION THINGS STARTED TO COME INTO 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?

N/A

Administrative Cost Estimator

2/5/2016

Property Address: 1112 S 7th Street (14-1953)

Date case originated: 9/24/2014

Date case complied: 5/18/2015

Total time: 8 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
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Certified Mail:	\$5.10	<u>3</u>	\$15.30
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Photographs (per page)	\$0.50	<u>6</u>	\$3.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>8</u>	\$400.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
-------------------------	---------	----------	--------

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

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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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: **\$1,100.06**

Special Magistrate Blandino Hearing

6. A.

Meeting Date: 03/02/2016

Information

SUBJECT:

14-1370	2808 Oleander Avenue	Flores, Tatiana G	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	June 20, 2014	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: RWLS V Holdings LLC P. O. Box 8451 Mesa, AZ 85214	CURRENT OWNER: Tatiana G. Flores 2808 Oleander Boulevard Ft. Pierce, FL 34982
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VIOLATIONS:

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

Section(s): 2008 NEC Temporary Lighting

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

FINDINGS/ORDER:

September 3, 2014 the Special Magistrate found RWLS V Holdings LLC in violation of the above code sections and gave them 30 days to come into compliance or be assessed \$200.00 per day.

ACTION DATES:

1. October 8, 2014 an inspection was made. Everything but section(s) 5-368 (6) fence maintenance had been corrected, fines began.
2. January 30, 2015 the Order Assessing Fine and Imposing Lien was recorded with the SLC Clerk of Court.
3. January 13, 2016 Staff learned of a new owner and sent information about the lien to them.
4. On receipt of the letter, Ms. Flores came into the office and asked what needed to be done. They immediately took care of the violations.
5. January 27, 2016 an inspection was made, property is now in compliance, the fines stopped.
6. January 28, 2016 received request for reduction/rescindment.

RECOMMENDATION:

Total amount of fines \$95,240.00 (\$40.00 recording fees).

Recommendation to be determined.

Attachments

Request for Reduction

7 Criteria

History

Tax Card

Administrative Costs

Form Review

Form Started By: Collen Greer

Started On: 02/01/2016 03:21 PM

Final Approval Date: 02/05/2016



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

March 2

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

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

Date:			
Property address:		2808 Oleander Blvd. Fort Pierce FL	
Owner(s) of record:		Tatiana G. Flores	
Mailing address:		2808 Oleander Blvd. Fort Pierce FL	
Property tax ID #:		2422-602-0136-000-2	
Original purchase date:		11/3/15	Original purchase price: 0
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:		Tatiana G. Flores	Relationship to owner(s): Owner
Telephone #:		772-626-5202	Mobile phone #: 772-333-4444
E-mail:		remy.22@live.com	Preferred contact method: E-mail and phone call
What are owner(s) intentions for property:		Live in	
Amount of Fine:		\$ 200.00	Date Fine Initiated: October 8/2014
Are there current code violations?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
		Explain: (please attached notice) Property is clean and fence is removed	
Is a lien filed against the property?		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
		If yes, what is the lien amount?	\$ 92,630.00
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 \$ 92,630.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 92,430.00

DOLLAR AMOUNT I AGREE TO PAY \$ 200.00

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

(Signature of Owner or Representative)

Tatiana G. Flores

(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: 2808 Oleander Blvd. Fort Pierce FL 34982

Property Owner: Tatiana G. Flores

Mailing Address: 2808 Oleander Blvd. Fort Pierce FL 34982

Telephone #: 772-626-5202 Cell Phone #: 772-333-4444

E-Mail Address: remy.22@live.com

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



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Tatiana G. Flores, 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 was never aware of these violations because this they were being sent to the company that was contracted for the deed. which is RWLS v Holdings. This company never informed the previous owner of the violations. That is why they weren't taken care of right away. Remberto and Edith Flores became the owners of this home from August 2015 to November 2015. They were never notified of the violations until now that I have become the owner since November 2015. I am asking that the penalty be reduced to \$200 for the violation that has now been taken care of and for the ~~leas~~ lein to be removed on my home.

Date: _____

Signed:

Print Name: Tatiana G. Flores

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Tatiana Gabriela Flores who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced FLDL F462-807-94-904-0 as identification.

SWORN TO AND SUBSCRIBED before me this 28th 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

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

Case No: 14-1370

Address: 2808 Oleander Avenue

Date: March 2, 2016

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	N/A
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	New owner. Fence was removed.
3.) The length of time necessary to bring the property into compliance:	As soon as new owner found out about the problem the fence was removed within 2 days
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	N/A
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	N/A
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	N/A
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	N/A



Property Identification

Site Address: 2808 OLEANDER AVE Map ID: 24/22S Parcel ID: 2422-602-0136-000-2 Zoning: R2 Account #: 30193 Use Type: 0100 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

Ownership

Tatiana G Flores
2808 Oleander BLVD
Fort Pierce, FL 34982-6242

Legal Description

MARAVILLA GARDENS S/D-UNIT 1- S 65 FT OF E 114 FT OF W 124 FT OFLOT 21 (11) (OR 3779-2778: 3804-1391)

Current Values

Just/Market: \$56,400 Assessed: \$56,400
Exemptions: \$0 Taxable: \$56,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$56,400	\$56,400	\$0	\$56,400
2014	\$55,200	\$55,200	\$0	\$55,200
2013	\$54,800	\$54,800	\$0	\$54,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-03-2015	3804 / 1391	0111	QC	Flores Edith M	\$100
08-13-2015	3779 / 2778	0111	QC	RWLS V Holdings LLC	\$100
11-07-2012	3464 / 0067	0111	QC	Stewardship Fund No 7 LP,	\$5,900

Primary Building Information

Finished Area of this building: 1,595 SF
Gross Area of this building: 2,406 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD+
Year Built: 1962	Frame:	Grade: D+	Effective Year: 1977
Primary Wall: Brk/Masonry	Story Height: 1 Story	No. Units: 1	Secondary Wall: CB Stucco

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):	1,595
Gross Area (SF):	2,406
Land Size (acres):	0.17
Land Size (SF):	7,410
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	150	1999
Driv-Concret	1	720	1999
VINYLFENCE4'	1	84	2004

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Administrative Cost Estimator

2/5/2016

Property Address: 2808 Oleander Ave (14-1370)

Date case originated: 7/8/2014

Date case complied: 1/27/2016

Total time: 18 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>6</u>	\$2.64
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>18</u>	\$900.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

Up to three Hearings	\$150.00	<u>1</u>	\$150.00
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Each additional Hearing	\$75.00	<u>0</u>	\$0.00
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Covers hearing prep: NOV, postings, notarizations, order preparation, minutes, summary sheets, correspondence, filings with Clerk of Court.

Code Compliance Manager	\$75.00	<u>1</u>	\$75.00
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Covers review of initial notice, review of case file for recommendation and review with attorney

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
--------------------------	----------	----------	----------

Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
----------	----------	----------	----------

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

Commision Meeting	\$275.00	<u>1</u>	\$275.00
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Covers cost to advertise, copies, review time for commissioners/attorney/city manager time at hearing, post hearing correspondence and processing / filing fees.

Total Estimated Cost: **\$1,876.74**

Special Magistrate Blandino Hearing**6. B.****Meeting Date:** 03/02/2016

Information**SUBJECT:**

02-8848	2402 Oleander Avenue	Austgen, Nicholas	Margaret Arraiz
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CASE INFORMATION:

Case Initiated:	April 23, 2002	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: Nicholas G. Austgen 2402 Oleander Avenue Ft. Pierce, FL 34982	CURRENT OWNER: Federal National Mortgage Association % Shapiro, Fishman & Gache LLP 2424 North Federal Highway Ste 360 Boca Raton, FL 33431
---	--

VIOLATIONS:

Section(s): 5-368 Property Maintenance, 16-46, 16-47, 16-48 (1) (5) Outside Storage

FINDINGS/ORDER:

December 4, 2002 Special Magistrate found Nicholas G. Austgen responsible for the above listed violations and ordered them to be corrected within 30 days or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. December 17, 2003 an inspection was made; the property was still not in compliance (two extentions provided) fines began.
2. March 23, 2004, Order Assessing Fine and Imposing Lien was recorded at the Clerk of the Circuit Court of St. Lucie County.
3. October 26, 2007 an inspection was made; the property was now in compliance, the fines stopped. Total amount of fines is \$171,900.00.
4. November 29, 2007 received a Request for Reduction from Mr. Austgen. Special Magistrate recommended reducing the lien to \$750.00 to be paid in six (6) months, which was approved by the City Commission on February 4, 2008.
5. August 5, 2008 the lien settlement was not paid, the lien reverted back to the original amount of lien \$171,900.00.
6. Property was foreclosed in 2014 but the foreclosing bank failed to list the City of Fort Pierce as a party.
7. February 23, 2016 received Request for Reduction from Shapiro, Fishman & Gache, LLP on behalf of the Federal National Mortgage Association.

RECOMMENDATION:

Total amount of lien is \$171,900.00.
To be determined.

Attachments

Request

Tax Card

7 Criteria

History

Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/24/2016

Started On: 02/23/2016 02:10 PM



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

RECEIVED

FEB 23 2016

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

CODE ENFORCEMENT
CITY OF FT. PIERCE

Date:	2/18/2016		
Property address:	2402 Oleander Avenue, Fort Pierce, FL 34982		
Owner(s) of record:	Federal National Mortgage Association		
Mailing address:	Shapiro, Fishman & Gaché, LLP 4630 Woodland Corporate Boulevard, Suite 100 Tampa, FL 33614		
Property tax ID #:	2422-604-0001-000-3		
Original purchase date:	12/09/2015	Original purchase price:	Foreclosure Date
Other Information:	<input type="checkbox"/> Inherited Property	<input type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial
		<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	Tracy Lalim Attorney: Karla Ravenel	Relationship to owner(s):	Legal Assistant
Telephone #:	813-880-8888 Ext: 5197	Mobile phone #:	
E-mail:	tlalim@logs.com	Preferred contact method:	Email
What are owner(s) intentions for property:	Selling property		
Amount of Fine:	\$171,900	Date Fine Initiated:	4/23/2002
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? \$171,900
Is property listed for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is listing price? \$43,500
Is property under contract for sale?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, what is the sale price? \$45,200

AMOUNT OF FINE / LIEN \$ 171,900 _____

DOLLAR AMOUNT REQUESTING TO BE WAIVED \$ 171,900 _____

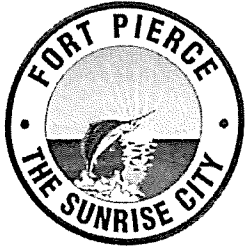
DOLLAR AMOUNT I AGREE TO PAY \$ _____ Cost Incurred by the City or \$500 _____

If the city waives any fees, interest, penalties, fine or lien amount, the undersigned does hereby agree to pay the remainder within sixty (60) days from the date of the Board, Magistrate or Commission's decision unless an alternate time frame is specified in the motion.

 (Signature of Owner or Representative)

KARLA A. RAVENEL

 (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: 2402 Oleander Avenue, Fort Pierce, FL 34982

Property Owner: Federal National Mortgage Association

Mailing Address: On behalf of: Shapiro, Fishman & Gaché, LLP | 4630 Woodland Corporate Boulevard, Suite 100 | Tampa, FL 33614

Telephone #: 813-880-8888 Ext: 5197 Cell Phone #: _____

E-Mail Address: ttalim@logs.com

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



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Karla Ravenel, 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:

We are respectfully requesting a reduction of fine/lien, the lien amount is at \$171,900.00 and the market value of this property is \$20,100 according to the property appraiser's website. Our client is currently under contract at a sales price of \$45,200.00. The City's lien was missed in the foreclosure action and instead of re-foreclosing on the property our client would like to try to complete a lien reduction first. The property violation started on April 23rd, 2002 and the prior owner complied with the violations on April, 9th, 2007. This was years before Federal National Mortgage Association took title.

Once our client took title the property was cleaned up and the debris was removed. We are asking that the lien be reduced to costs incurred by the City or \$500.

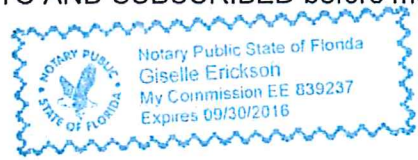
Date: 2/19/16

Signed: [Signature]
Print Name: KARLA A. RAVENEL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Karla A. Ravenel who acknowledged before me that the information contained herein is true and correct. He / She is not personally known to me and has produced drivers license as identification.

SWORN TO AND SUBSCRIBED before me this 19th day of February, 20 16.



[Signature]
Notary Public, State of Florida

Property Identification

Site Address: 2402 OLEANDER AVE Map ID: 24/22N Parcel ID: 2422-604-0001-000-3 Zoning: R2 Account #: 30362 Use Type: 0100 Sec/Town/Range: 22/35S/40E Jurisdiction: Fort Pierce

Ownership

Federal National Mortgage Association
% Shapiro, Fishman & Gache LLP
2424 North Federal Highway Ste 360
Boca Raton, FL 33431

Legal Description

OLEANDER GARDENS BLK 2 N 77.75 FT OF LOTS 1 AND 2-LESS THE E 10 FT- (0.29 AC) (OR 3815-2968)

Current Values

Just/Market: \$20,100 Assessed: \$19,229
Exemptions: \$17,219 Taxable: \$2,010

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$20,100	\$19,229	\$17,219	\$2,010
2014	\$19,000	\$18,982	\$17,082	\$1,900
2013	\$18,700	\$18,700	\$16,830	\$1,870

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-09-2015	3815 / 2968	0112	CT	Austgen Nicholas G	\$0
03-20-2000	1289 / 1383	00	WD	Cambron,Beverly R	\$39,000
03-01-1988	0584 / 2140	02	CV		\$0

Primary Building Information

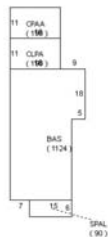
Finished Area of this building: 1,124 SF
Gross Area of this building: 1,610 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD-
Year Built: 1926 Frame: Grade: D- Effective Year: 1935
Primary Wall: Abs Shingle Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF): 1,352
Gross Area (SF): 2,199
Land Size (acres): 0.29
Land Size (SF): 12,471
Total Building Count: 2

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 6'	1	275	1999

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: 02-8848

LIEN REDUCTION HEARING Date: March 2, 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	He corrected the violations. Remove outside storage & painted house.
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:	n/a
3.) The length of time necessary to bring the property into compliance:	5 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:	
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	14 00001363 13 00000598 12 00000398 04 00002102 03 00000177 02 00008848 02 00008847 02 00000743 01 00005675 00 00003284 00 00001949 See case history
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Foreclosed

7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:

n/a

Administrative Cost Estimator

2/24/2016

Property Address: 2402 Oleander Avenue (02-8848)

Date case originated: 4/23/2002

Date case complied: 10/26/2007

Total time: 66 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 2

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
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Certified Mail:	\$5.10	<u>3</u>	\$15.30
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Photographs (per page)	\$0.50	<u>17</u>	\$8.50
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>66</u>	\$3,300.00
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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>3</u>	\$450.00
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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>2</u>	\$550.00
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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: \$4,696.88

Special Magistrate Blandino Hearing**7. A.****Meeting Date:** 03/02/2016**Re:** Case #14-1543 - 1709 N 16th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

14-1543	1709 N 16th Street	Sturup, Alfredia	Andy Avery
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CASE INFORMATION:

Case Initiated:	July 21, 2014	Type of Presentation:	Extension of Time	
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OWNER:

OWNER: Alfredia Sturup P. O. Box 884 Loxahatchee, FL 33470	OCCUPIED BY:	
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VIOLATIONS:**Section(s): 5-368 (1) (3) (4) Property Maintenance****CORRECTIVE ACTIONS:**

1. On November 5, 2014 the Special Magistrate found the owners guilty and gave them 60 days to comply or be assessed \$250.00 per day until property was in compliance.
2. December 16, 2014 Office Avery exercised his administrative authorization and granted a 90 day extension issuing a warning that if the property did not come into compliance, owners would have to go before the Special Magistrate to request more time.
3. February 27, 2015 received a request for extension of time.
4. February 11, 2016 received another request for extension of time.

RECOMMENDATION:

1. To be determined.

Attachments

Extension

Death

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/11/2016

Started On: 03/06/2015 02:57 PM



Re: SM CASE # 14-1543 <Watchdog: Virus checked> 
Colleen Greer to: Cheryl Brown

02/27/2015 03:54 PM

Andy:

Please reply to this.

Thank you,
Colleen

Cheryl Brown

Re: Violation of Section (s): 5-368 (1) (3) (4) Pro...

02/27/2015 03:37:27 PM

From: Cheryl Brown <cherylb99@gmail.com>
To: cgreer@city-ftpirce.com
Date: 02/27/2015 03:37 PM
Subject: SM CASE # 14-1543 <Watchdog: Virus checked>

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

Violator: Alfredia Sturrup

PO Box 884

Loxahatchee, FL 33470

Property Address: 1709 N 16th ST Tax ID#: 2404-512-0001-000/5

Legal Description: Irene Plaza BLK 1 Lots 1 and 2 (or 3198-2533)

We the family, would like an extension of the above situation.

Alfredia Sturrup went into a contact agreement on 1/24/25 (CBC1254324) with Gadsden Property Investment Inc. DBA: GPI Construction Division License #: CBC1254324

We checked to see was a permit pulled, but it has not as of February 23, 2015. The family is looking into the situation.

Thanks for your support.

OFFICE of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2015029421

DATE ISSUED: March 3, 2015

DECEDENT INFORMATION

STATE FILE DATE: February 27, 2015

NAME: ALFREDIA STURRUP

DATE OF DEATH: February 20, 2015

SEX: FEMALE SSN: 999-99-9999

AGE: 060 YEARS

DATE OF BIRTH: September 8, 1954

BIRTHPLACE: FORT PIERCE, FLORIDA, UNITED STATES

PLACE OF DEATH: INPATIENT

FACILITY NAME OR STREET ADDRESS: WELLINGTON REGIONAL MEDICAL CTR

LOCATION OF DEATH: WELLINGTON, PALM BEACH COUNTY, 33414

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: DIVORCED

SPOUSE (IF FEMALE, MAIDEN NAME): NONE

RESIDENCE: 123 LAKE BARBARA DRIVE, ROYAL PALM BEACH, FLORIDA 33411, UNITED STATES

COUNTY: PALM BEACH

OCCUPATION, INDUSTRY: TEACHER, PALM BEACH COUNTY SCHOOL

RACE: White Black or African American Asian Indian Chinese Filipino Native Hawaiian Japanese Korean American Indian or Alaskan Native-Tribe: Vietnamese Other Asian: Guamanian or Chamorro Samoan Other Pacific Isl: Other: Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: BACHELORS DEGREE

EVER IN U.S. ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER: CECIL STURRUP

MOTHER: GEORGIA BROWN

INFORMANT: JOHNNY BROWN

RELATIONSHIP TO DECEDENT: UNCLE

INFORMANT'S ADDRESS: 2003 AVE Q, FORT PIERCE, FLORIDA 34950, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: EDGLEY CREMATION SERVICE
WEST PALM BEACH, FLORIDA

METHOD OF DISPOSITION: CREMATION

FUNERAL DIRECTOR/LICENSE NUMBER: TIMOTHY E. KITCHENS, F043499

FUNERAL FACILITY: TIMOTHY E KITCHENS FUNERAL HOME INC F059562
2703 BROADWAY AVE, RIVIERA BEACH, FLORIDA 33404

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 1346

CERTIFIER'S NAME: GLENROY PATRICK WONG

CERTIFIER'S LICENSE NUMBER: ME47449

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT APPLICABLE

CAUSE OF DEATH AND INJURY INFORMATION

MANNER OF DEATH: NATURAL

CAUSE OF DEATH - PART I - and Approximate Interval: Onset to Death:

a ACUTE CARDIOPULMONARY FAILURE

b METASTATIC NON HODGKINS LYMPHOMA

c

d

PART II - Other significant conditions contributing to death but not resulting in the underlying cause given in PART I:

AUTOPSY PERFORMED? NO

AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?

DATE OF SURGERY:

DID TOBACCO USE CONTRIBUTE TO DEATH? NO

REASON FOR SURGERY:

IF FEMALE, NOT PREGNANT WITHIN PAST YEAR

DATE OF INJURY: NOT APPLICABLE

TIME OF INJURY (24 hr):

INJURY AT WORK?

LOCATION OF INJURY:

DESCRIBE HOW INJURY OCCURRED:

PLACE OF INJURY:

IF TRANSPORTATION INJURY, Status of Decedent:

Type of Vehicle:

Ken Jones

, State Registrar

REQ: 2015721961

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THIS DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1947 (11/11)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED



Special Magistrate Blandino Hearing**9. A.****Meeting Date:** 03/02/2016**Re:****Information****SUBJECT:**

13-0831	604 Beach Court	Coniglio, Stanley & Vanessa	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	June 7, 2013	Type of Presentation:	Request by staff to amend Order Determining Violation
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OWNER:

OWNER: Stanley & Vanessa Coniglio 604 Beach Court Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section: 5-368 Property Maintenance
 Section: 5-369 Vacant Buildings
 Section: 5-371 Exterior Property Maintenance
 ?Section: 5-368 (6) Fence Maintenance
 Section: 22-187 (13) Landscape Maintenance
 Section 16-46, 16-47, 16-48 Nuisance as a Condition

CORRECTIVE ACTIONS:

Case # 07-0791 initiated 3/2/2007 to the Coniglio's and closed 3/16/2012 due to title transfer following a foreclosure.
 Case # 12-0397 initiated 3/20/2012 to Well's Fargo Bank and closed 5/29/2013 due to title being vacated.
 Case # 13-0831 initiated 6/7/2013 to the Coniglio's and remains open.

No corrective actions have been taken as of this date.

RECOMMENDATION:

Staff is requesting that the Special Magistrate amend the Order Determining Violation dated November 18, 2013 as follows:

Repair or replace all broken or missing windows, doors, and garage doors; complete the installation of previously installed windows and doors which might require a permit; remove the plywood that has been used to cover or repair holes in the exterior of the structure and repair with appropriate like-for-like materials; repair all holes, cracks and other damage to all concrete

walls including the exterior walls of the structure and the concrete fence; repair or replace all rotten wood and trim; or secure the structure by installing plywood painted to match the exterior of the structure. Trim all overgrown trees, shrubs, bushes, and remove all vines growing on the house, garage, and concrete fence paint all structures including the house, garage, deck, and the concrete wall where staining, peeling of paint, weathering or other deterioration has occurred; ~~secure the structure by installing plywood painted to match the exterior of the structure;~~ trim all overgrown trees, shrubs, bushes, and remove all vines growing on the house, garage, and concrete fence.

Form Review

Form Started By: Peggy Arraiz
Final Approval Date: 03/01/2016

Started On: 03/01/2016 01:25 PM