

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, April 6, 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.	15-1610	2510 Avenue E	Avant, Yulonda S & Ingram, Ann P	Terry Denmark
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B.	15-1645	2005 Avenue P	Simonson, Franca & Robert	Shaun Coss
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C.	15-1657	1402 Reynolds Court	Simonson, Franca	Shaun Coss
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D.	15-1899	2110 S 33rd Street	Chagani, Feroz	Shaun Coss
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E.	15-1909	418 N 13th Street	Dominguez, Maria	Shaun Coss
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F.	15-1910	135 N 15th Street	Lam, Stacey	Shaun Coss
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G.	15-1912	1811 N 16th Street	Lance, James & Mary	Shaun Coss
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H.	15-2052	107 Maple Avenue	Interamerican Bank FSB	Janey Vanderhorst
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I.	15-2228	2910 Admiral Street	Garcia, Tomas	Shaun Coss
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J.	16-370	2616 S 29th Street	Thomas, Randy L	Janey Vanderhorst
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K.	16-0498	2025 S Ocean Drive	Hollander, Ted L.	Terry Denmark
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L.	16-0571	1905 Rio Vista Drive	Griffin, Alfred Bendezu, Shirley	Terry Denmark
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

A.	11-1341	701 Delaware Avenue	Delaware's Petroleum Services	Andy Avery
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7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

9. **OLD BUSINESS**

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Special Magistrate Blandino Hearing**4. A.****Meeting Date:** 04/06/2016**Re:** Case #15-1610 - 2510 Avenue E**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1610	2510 Avenue E	Avant, Yulonda S & Ingram, Ann P	Terry Denmark
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CASE INFORMATION:

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

OWNER: Yulonda S Avant Ann P Ingram 2510 Avenue E Ft. Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles****Section(s): 16-46, 16-47, 16-48 Nuisance as an Object****CORRECTIVE ACTIONS:**

1. Please remove all non-operable vehicles from property or otherwise make them operable.
2. Please remove all wrecked or non-operable watercraft from property or otherwise make them operable.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to comply or a fine of \$25.00 per day be assessed.

Form Review

Form Started By: Terry Denmark

Started On: 02/23/2016 04:14 PM

Final Approval Date: 03/22/2016

Special Magistrate Blandino Hearing

4. B.

Meeting Date: 04/06/2016

Re: Case #15-1645 - 2005 Avenue P

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

Information

SUBJECT:

15-1645	2005 Avenue P	Simonson, Franca & Robert	Shaun Coss
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CASE INFORMATION:

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

OWNER: Franca & Robert Simonson 1273 NW 11th Street Boynton Beach, FL 33426	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building.**
- Section(s): 5-1.105.1 Permit Required.**
- Section(s): 5-368 (1) Property Maintenance.**
- IPMC 108.1.1 Unsafe Structure.**
- IPMC 304.7 Roofs and Drainage.**
- IPMC 305.3 Interior Surfaces.**
- IPMC 309.1 Infestation.**
- IPMC 504.1 Plumbing Fixtures.**
- IPMC 506.2 Sanitary Drainage System Maintenance.**
- IPMC 605.1 Electrical Equipment.**
- IPMC 605.2 Electrical Receptacles.**
- IPMC 704.1 Fire Protection Systems.**
- Section(s): 5-368 (1) Property Maintenance.**

CORRECTIVE ACTIONS:

1. Repair or replace damaged and/or missing smoke alarms.
2. Repair or replace the roof where it is leaking.
3. Replace all damaged drywall on the ceiling due to the roof leak.
4. Plumbing was altered in a portion of the exterior wall. Obtain a permit for the work that was done and obtain an inspection before covering up this work.
5. Properly repair the exterior wall where a portion has been removed for a plumbing repair.
6. Repair or replace all damaged or leaking faucets and plumbing in the kitchen.
7. The washing machine must be connected to the sanitary sewer and must not drain into the ground.
8. Replace damaged electrical outlets.
9. Install proper missing faceplates over electrical outlets.

10. Properly seal or connect the dryer duct to eliminate entry of rodents and insects.
11. The property is infested with roaches. Have the property treated and provide documentation of pest elimination.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 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: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 12:04 PM

Special Magistrate Blandino Hearing

4. C.

Meeting Date: 04/06/2016

Re: Case #15-1657 - 1402 Reynolds Court

Information

SUBJECT:

15-1657	1402 Reynolds Court	Simonson, Franca	Shaun Coss
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CASE INFORMATION:

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

OWNER: Franca Simonson 1273 NW 11th Street Boynton Beach, FL 33426	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building.

Section(s): 5-1.105.1 Permit Required.

IPMC 304.7 Roofs and Drainage.

IPMC 304.13 Window & Door Frames.

IPMC 305.3 Interior Surfaces.

IPMC 309.1 Infestation.

CORRECTIVE ACTIONS:

1. Repair or replace the carport roof where it is leaking.
2. The carport trusses have been replaced without a permit. Obtain a permit for work that has been done.
3. Repair all doors and door frames so that they are weather tight.
4. Repair all holes in the walls.
5. The house is infested with rodents and insects, have the property treated and provide documentation of pest elimination.

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: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 12:18 PM

Special Magistrate Blandino Hearing**4. D.****Meeting Date:** 04/06/2016**Re:** Case #15-1899 - 2110 S 33rd Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1899	2110 S 33rd Street	Chagani, Feroz	Shaun Coss
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CASE INFORMATION:

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

OWNER: Feroz Chagani 1989 S US Highway 1 Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required.****CORRECTIVE ACTIONS:**

1. A driveway has been installed and two fences have been installed without permits. Obtain permits for work that has been done.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 12:28 PM

Special Magistrate Blandino Hearing**4. E.****Meeting Date:** 04/06/2016**Re:** Case #15-1909 - 418 N 13th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1909	418 N 13th Street	Dominguez, Maria	Shaun Coss
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CASE INFORMATION:

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

OWNER: Maria Dominguez & Antonio Risco 611 Maple Avenue Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required.****CORRECTIVE ACTIONS:**

1. Interior demolition including, drywall removal, sub-floor alterations, plumbing alterations and electrical alterations have been made without permits. **ALL** work being performed must cease immediately until the proper permits have been obtained. You have ten (10) days from the date of this letter to apply for permit(s).

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 02:57 PM

Special Magistrate Blandino Hearing

4. F.

Meeting Date: 04/06/2016

Re: Case #15-1910 - 135 N 15th Street

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

Information

SUBJECT:

15-1910	135 N 15th Street	Lam, Stacey	Shaun Coss
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CASE INFORMATION:

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

OWNER: Stacey Lam 135 N 15th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. Interior demolition including sub-floor removal, drywall removal, electrical alterations, plumbing alterations, new exterior door installation and all other work currently taking place is being done without proper permits. **ALL** work being performed must cease immediately until the proper permits have been obtained. You have ten (10) days from the date of this letter to apply for permit(s).
2. You were first notified on May 23, 2014 that a permit would be required for the roof work. A permit was never obtained. You have ten (10) days from the date of this letter to apply for permit(s).

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 02:52 PM

Special Magistrate Blandino Hearing**4. G.****Meeting Date:** 04/06/2016**Re:** Case #15-1912 - 1811 N 16th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-1912	1811 N 16th Street	Lance, James & Mary	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 23, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: James G Lance Jr & Mary T Lance 9013 Colberg Drive Austin, TX 78749	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building.****Section(s): 5-1.105.1 Permit Required.****IPMC 108.1.1 Unsafe Structure.****IPMC 304.1 Exterior Structure.****IPMC 304.7 Roofs and Drainage.****IPMC 305.2 Structural Members****IPMC 305.3 Interior Surfaces.****IPMC 605.1 Electrical Equipment.****IPMC 704.2 Smoke Alarms.****CORRECTIVE ACTIONS:**

1. Repair or replace the roof where leaking.
2. Repair or replace the ceiling in the bathroom and in the carport where it is damaged, missing or showing signs of weathering.
3. Install all missing smoke alarms as required.
4. The water heater and new electric wiring has been installed without proper permits. Obtain permits for the work that has been done.
5. Repair the carport wall where it appears to have shifted from vehicular impact.
6. Repair or replace the attic access inside the house so that it is secure and fits appropriately.

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: Shaun Coss

Started On: 03/07/2016 12:52 PM

Final Approval Date: 03/22/2016

Special Magistrate Blandino Hearing**4. H.****Meeting Date:** 04/06/2016**Re:** Case #2052 - 107 Maple Avenue**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-2052	107 Maple Avenue	Interamerican Bank FSB	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	November 30,2015	Type of Presentation:	Regular
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OWNER:

OWNER: Interamerican Bank FSB 9190 Coral Way Miami, FL 33165	OCCUPIED BY: Carla B Rodriguez 107 Maple Avenue Ft. Pierce, FL 34982
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (11) Outside Storage-Indoor Furniture****Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage****CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items that are being stored throughout yard and carport. They need to be stored in a shed or enclosed garage.
2. Please remove inside chairs from carport and front porch when not in use.

RECOMMENDATION:

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

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 03/22/2016

Started On: 03/07/2016 08:36 AM

Special Magistrate Blandino Hearing

4. I.

Meeting Date: 04/06/2016**Re:** Case #15-2228 - 2910 Admiral Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

15-2228	2910 Admiral Street	Garcia, Tomas	Shaun Coss
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CASE INFORMATION:

Case Initiated:	December 29, 2015	Type of Presentation:	Review & Determination
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OWNER:

OWNER: Tomas R. Garcia 2910 Admiral Street Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required.****Section(s): 5-1.105.4.1.2 Expired Permit.****CORRECTIVE ACTIONS:**

1. Permit 14-2889 has expired without obtaining approval for required inspections; therefore, the permit is not valid and the fence has been installed without a valid permit. Renew the permit and obtain approval for all required inspections.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation existed, that an order of review and determination be found.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 03/22/2016

Started On: 03/07/2016 02:44 PM

Special Magistrate Blandino Hearing**4. J.****Meeting Date:** 04/06/2016**Re:** Case #16-370 - 2616 S 29th Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

16-370	2616 S 29th Street	Thomas, Randy L	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	February 8, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Randy L Thomas 3575 Sneed Road Ft Pierce, FL 34945	OCCUPIED BY: Julio Jean 2616 S 29th St Apt B Ft Pierce, FL 34981
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (10)(D) Non-Operable Vehicles****CORRECTIVE ACTIONS:**

1. Please remove the White Ford Pickup Truck from driveway. If you wish to maintain a non-operative vehicle on your property it must be kept in a fully enclosed building, such as a garage.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 15 days to remove vehicle from property. If the violation is not corrected within the time given, the City is to take the necessary steps to remedy the violation with the removal of the non-operable vehicle(s) by a tow company on rotation at owner's expense.

Form ReviewForm Started By: Janey Vanderhorst
Final Approval Date: 03/22/2016

Started On: 03/15/2016 02:36 PM

Special Magistrate Blandino Hearing**4. K.****Meeting Date:** 04/06/2016**Re:** Case #16-0498 - 2025 S Ocean Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0498	2025 S Ocean Drive	Hollander, Ted L.	Terry Denmark
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CASE INFORMATION:

Case Initiated:	February 23, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Ted L. Hollander 6502 NW 63rd Way Parkland, FL 33067	2nd ADDRESS: Ted L. Hollander 2025 S. Ocean Drive Ft. Pierce, FL 34949
3rd ADDRESS: Ted L. Hollander 6502 NW 63rd Way Coral Springs, FL 33067	OCCUPIED BY:

VIOLATIONS:**Section(s): 22-22 (C) Allowed Uses.****Section(s): 9-27 (B) Doing Business without a Tax.****CORRECTIVE ACTIONS:**

1. Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exist(s), the violator(s) be given 10 days to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Collen Greer
Final Approval Date: 03/22/2016

Started On: 03/11/2016 03:29 PM

Special Magistrate Blandino Hearing**4. L.****Meeting Date:** 04/06/2016**Re:** Case # 16-0571 - 1905 Rio Vista Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0571	1905 Rio Vista Drive	Griffin, Alfred Bendezu, Shirley	Terry Denmark
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CASE INFORMATION:

Case Initiated:	February 29, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Alfred Griffin Shirley Bendezu 10421 Brasilia Street Pembroke Pines, FL 33026-4557	OCCUPIED BY:
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VIOLATIONS:**Section(s): 22-22 (C) Allowed uses****Section(s): 9-27 (B) Doing Business without a Tax****CORRECTIVE ACTIONS:**

1. Renting of dwellings for less than six months is not permissible in this district without conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.
2. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.fortpierce.com/478/Short-Term-Vacation-Rentals>.

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 \$100 per day be assessed.

Form Review

Form Started By: Terry Denmark
Final Approval Date: 03/22/2016

Started On: 03/17/2016 03:04 PM

Special Magistrate Blandino Hearing**6. A.****Meeting Date:** 04/06/2016**Information****SUBJECT:**

11-1341	701 Delaware Avenue	Delaware's Petroleum Services	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 25, 2011	Type of Presentation:	Lien Reduction Request
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OWNER:

PREVIOUS OWNER: Hein Van Nguuyen Delaware's Petroleum/Services 641 NW Selvitz Road Port St. Lucie, FL 34983-1052	CURRENT OWNER: Ryan Andrew, Trustee % Steve Tarr 4521 PGA Boulevard, #201 Palm Beach Gardens, FL 33418
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VIOLATIONS:**Section(s): 5-368 (1)(4)(6) Property Maintenance.****Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage.****Section(s): 15-3 (C)(1) Sign Removal.****FINDINGS/ORDER:**

January 4, 2012 the Special Magistrate found Nein Van Nguuyen, Delaware's Petroleum Services to be in violation of the section(s) listed above and gave them 60 days to comply or a fine of \$250.00 per day.

ACTION DATES:

- April 16, 2012 an inspection was made, the property was not in compliance, the fines began.
- February 11, 2013 the Order Assessing Fine and Imposing Lien was recorded with the St. Lucie County Clerk of Court.
- March 21, 2016 an inspection was made; the property is now in compliance, the fines stopped.
- March 22, 2016 received a request for lien reduction from Mr. Steve Tarr.

RECOMMENDATION:

The lien total is \$358,790.00 (\$40.00 recording fees).

Mr. Ryan Andrew, the current owner, is agreeing to pay \$3,695.56 to cover administrative fees. Staff is recommending that we accept the \$3,695.56.

Attachments

Request 2
7 Criteria
Tax Card
Administrative Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 03/25/2016

Started On: 03/22/2016 04:37 PM



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. *cgreer@city-fortpierce.com*
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: 701 DELAWARE AVE

Property Owner: RYAN ANDREW, TRUSTEE

Mailing Address: 4521 PGA BLVD #201 PALM BEACH GARDENS, FL 33418

Telephone #: 561-622-3386 Cell Phone #: 561-762-3732

E-Mail Address: hovanre@gmail.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

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

Date:	3-21-16		
Property address:	701 DELAWARE AVE		
Owner(s) of record:	RYAN ANDREW, AS TRUSTEE		
Mailing address:	4521 PGA BLVD., #201 PALM BEACH GARDENS, FL 33418		
Property tax ID #:	2410-709-0001-000/8		
Original purchase date:	2-8-16	Original purchase price:	\$105,300.00
Other Information:	<input type="checkbox"/> Inherited Property	<input checked="" type="checkbox"/> Purchased at Tax Sale	<input type="checkbox"/> Adjoining Property Owner
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person requesting reduction:	STEVEN TARR	Relationship to owner(s):	Agent/owner
Telephone #:	561-622-3386	Mobile phone #:	561-762-3732
E-mail:	hovence@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Clean-up, lease to business		
Amount of Fine:	\$358,790-	Date Fine Initiated:	4/16/12
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?	\$358,790-
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

\$ 358,790-

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 355,094.44

DOLLAR AMOUNT I AGREE TO PAY

\$ 3,695.56

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)

STEVEN TARR

(Printed Name)



CITY OF FORT PIERCE

DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, STEVEN TARR, 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 PURCHASED the property at a courthouse sale on Feb 8, 2016. We immediately began cleaning up the property, which included: pressure cleaning, termite treatment, fence repair, building repair, removed signs, paint, debris removal, and much more. Our intentions is to bring this property back to life to improve the neighborhood. The original violations were minor; however, the bank that was foreclosing neglected the issues. We respectfully request the fines be reduced to \$3,695.56.

Date: 3/21/16

Signed: [Signature]
Print Name: Steve TARR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Steve Tarr who acknowledged before me that the information contained herein is true and correct. He is not personally known to me and has produced FL DL as identification.

SWORN TO AND SUBSCRIBED before me this 28th day of March, 2016.

NOTARY PUBLIC
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: 11-1341

Address: 701 Delaware Avenue

Date: April 6, 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 new owner
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	Once the new owner took over the property all violation were corrected.
3.) The length of time necessary to bring the property into compliance:	n/a
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: 701 DELAWARE AVE Map ID: 24/10S Parcel ID: 2410-709-0001-000-8 Zoning: C3 Account #: 23647 Use Type: 2600 Sec/Town/Range: 10/35S/40E Jurisdiction: Fort Pierce

Ownership

Ryan Andrew (TR)
4521 PGA Blvd #201
Palm Beach Gardens, FL 33418

Legal Description

OAKLAND PARK BLK 1 LOTS 1, 2, 3 AND N 10 FT OF VAC ALLEY ADJ ON S AND E 18FT OF LOT 4 (MAP 24/10F) (OR 3834-2361)

Current Values

Just/Market: \$272,700 Assessed: \$272,700
Exemptions: \$0 Taxable: \$272,700

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$272,700	\$272,700	\$0	\$272,700
2014	\$270,900	\$270,900	\$0	\$270,900
2013	\$273,200	\$273,200	\$0	\$273,200

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-08-2016	3834 / 2361	0111	TD	Delaware's Petroleum/Services	\$105,300
06-23-2005	2285 / 1325	00	WD	Eggert,Bobby G	\$750,000
11-01-1982	0388 / 2041	00	CV		\$115,000

Primary Building Information

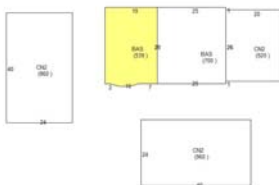
Finished Area of this building: 1,239 SF
Gross Area of this building: 3,679 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: SRST
Year Built: 1968 Frame: Grade: Y_D Effective Year: 1968
Primary Wall: Brk/Masonry Story Height: 1 Story No. Units: 1 Secondary Wall: Conc Block

Interior Data

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:
Full Baths: 0 Heated %: 100% Heat Type: FredHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Tile-Ceramic



Total Areas

Finished/Under Air (SF):	1,239
Gross Area (SF):	3,679
Land Size (acres):	0.58
Land Size (SF):	25,200
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	2	1968
CEMENT CURB	1	460	1968
CONC-SRV STA	1	1344	1968
ASP2 LOW	1	14590	1979
CONCRETE LOW	1	50	1979

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

3/25/2016

Property Address: 701 Delaware Ave

Date case originated: 8/25/2011

Date case complied: 3/1/2016

Total time: 54 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>9</u>	\$3.96
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Certified Mail:	\$5.10	<u>6</u>	\$30.60
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Photographs (per page)	\$0.50	<u>12</u>	\$6.00
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>54</u>	\$2,700.00
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Covers code officer's monthly inspections and follow-up, file maintenance, correspondence/communications with property owner / tenant / management and other departments.

Code Enforcement Secretary

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

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

City Attorney (per hour)	\$125.00	<u>1</u>	\$125.00
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Covers the cost of case preparation (written & oral communication) for appeals, disputed cases or those with legal representation requiring review above & beyond the norm.

Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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

Total Estimated Cost: \$3,695.56