

## SPECIAL MAGISTRATE

### BOARD AGENDA

Special Magistrate Hearing - Wednesday, May 18, 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**

1.	15-2087	602 & 606 N US Highway 1	Shah Property Holdings LLC	Shaun Coss
2.	15-1896	2904 Okeechobee Road	St Lucie Habitat for Humanity	Shaun Coss
3.	16-0450	1019 Jamaica Avenue	Miranda, Jose & Alejandra	Janey Vanderhorst
4.	16-0374	1118 Club Drive	Martinez, Laureano & Amparo	Janey Vanderhorst
5.	16-0308	2632 S 10th Street	Lewis, Paul & Marianna	Janey Vanderhorst
6.	15-1848	510 N 14th Street	Jean-Pierre, Dominique	Shaun Coss

4. **PUBLIC HEARINGS - VIOLATION CASES**

a.	15-2091	1217 Easter Avenue	Carranza, Lucia	Shaun Coss
b.	15-2224	313 Decordre Court Apt A	Dantilus, Jean R	Shaun Coss
c.	15-1421	313 Decordre Court	Dantilus, Jean R	Shaun Coss
d.	15-2086	1309 N 10th Street	AKG US LLC	Shaun Coss
e.	16-0317	4206 Garrison Lane	Macy, Reid & Rebecca	Janey Vanderhorst

f.	16-0306	1104 Club Dr	Hedrick, Michael G	Janey Vanderhorst
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g.	16-0314	2806 S 10th Street	Mackey, Carol R.	Janey Vanderhorst
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

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

0.	15-0443	2804 S 10th Street	Morales, Adrian	Peggy Arraiz
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0.	09-0635	2107 San Marcos Avenue	Monroe, Robert L (EST)	Peggy Arraiz
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7. **REQUEST FOR EXTENSION OF TIME**

8. **NEW BUSINESS**

9. **OLD BUSINESS**

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

**Special Magistrate Ross Hearing****3. B. 1.****Meeting Date:** 05/18/2016**Re:** Case #15-2087 - 602 & 606 N US Highway 1**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-2087	602 & 606 N US Highway 1	Shah Property Holdings LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 4, 2015	Type of Presentation:	Regular - COMPLIED
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**OWNER:**

<b>OWNER:</b> Shah Property Holdings LLC 246 Riverway Dr. Vero Beach, FL 32963	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 5-1.101.2.1 Unsafe Building****IPMC 304.7 Roofs & Drainage****IPMC 304.13 Windows, Doors & Frames****IPMC 309.1 Infestation****CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is leaking.
2. Repair all broken storefront glass.
3. Treat the units for rat infestation.
4. Water is entering unit 602 due to a lower elevation. A drain has been installed in front of the unit; however, other safeguards need to be taken to prevent the entry of water during normal weather events.

**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: 05/11/2016

Started On: 04/17/2016 02:19 PM

**Special Magistrate Ross Hearing****3. B. 2.****Meeting Date:** 05/18/2016**Re:** Case #15-1896 - 2904 Okeechobee Road**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-1896	2904 Okeechobee Road	St Lucie Habitat for Humanity	Shaun Coss
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**CASE INFORMATION:**

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

<b>OWNER:</b> St. Lucie Habitat for Humanity 702 S 6th Street FORT PIERCE, FL 34950	<b>OCCUPIED BY:</b> St. Lucie Habitat for Humanity 2904 Okeechobee Road Ft. Pierce, FL 34947
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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 15-681 for electric at the building has expired. Renew the permit and obtain approval for all required inspections.
2. Framing for the office commenced prior to obtain a permit. Obtain a permit for this work and all other planned work including but not limited to the relocation of the overhead door, the installation of two new a/c units, the installation of the new storefront and the new electrical panel.

**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: Collen Greer  
 Final Approval Date: 04/20/2016

Started On: 04/20/2016 01:41 PM

**Special Magistrate Ross Hearing**

**3. B. 3.**

**Meeting Date:** 05/18/2016

**Re:** Case # 16-0450 - 1019 Jamaica Avenue

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

**Information**

**SUBJECT:**

16-0450	1019 Jamaica Avenue	Miranda, Jose & Alejandra	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 17, 2016	Type of Presentation:	Regular - CONTINUED
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**OWNER:**

<b>OWNER:</b> Jose L Miranda Jr. Alejandra Miranda 1019 Jamaica Ave Fort Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

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

**Section(s): 5-368 Property Maintenance**

**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. Outside of structure needs to be painted.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 05/12/2016

Started On: 04/27/2016 09:08 AM

**Special Magistrate Ross Hearing****3. B. 4.****Meeting Date:** 05/18/2016**Re:** Case # 16-0374 - 1118 Club Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-0374	1118 Club Drive	Martinez, Laureano & Amparo	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 9, 2016	Type of Presentation:	Regular - COMPLIED
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**OWNER:**

<b>OWNER:</b> Laureano Martinez Amparo Martinez 1118 Club Drive Fort Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:****Section(s): 16-46, 16-47, 16-48 (1)(5) Outside Storage****CORRECTIVE ACTIONS:**

- Please remove all miscellaneous items that are being stored throughout yard and carport. They need to be stored in a shed or enclosed garage.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
 Final Approval Date: 05/12/2016

Started On: 04/27/2016 10:01 AM

**Special Magistrate Ross Hearing**

**3. B. 5.**

**Meeting Date:** 05/18/2016

**Re:** Case #16-0308 - 2632 S 10th Street

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

**Information**

**SUBJECT:**

16-0308	2632 S 10th Street	Lewis, Paul & Marianna	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 2, 2016	Type of Presentation:	Regular - COMPLIED
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**OWNER:**

OWNER: Paul L Lewis Marianna L Lewis 2632 S 10th Street Fort Pierce, FL 34982	OCCUPIED BY:
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**VIOLATIONS:**

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

**CORRECTIVE ACTIONS:**

1. Please remove all miscellaneous items that are being stored on driveway.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 05/12/2016

Started On: 04/27/2016 10:44 AM

**Special Magistrate Ross Hearing**

**3. B. 6.**

**Meeting Date:** 05/18/2016

**Re:** Case #15-1848 - 510 N 14th Street

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

**Information**

**SUBJECT:**

15-1848	510 N 14th Street	Jean-Pierre, Dominique	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	October 19, 2015	Type of Presentation:	Regular - COMPLIED
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**OWNER:**

<b>OWNER:</b> Dominique Jean-Pierre 3376 Hatcher St. Fort Pierce, FL 34981	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 504.1 Plumbing Fixtures**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.3 Luminaires**

**CORRECTIVE ACTIONS:**

1. Repair or replace all broken windows.
2. Repair or replace all broken doors and door frames.
3. Repair the bathroom sink, it must be securely fastened to the wall and not supported by a piece of wood.
4. Repair or replace the light switch and/or common hall light near the bathrooms.

**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: 05/11/2016

Started On: 04/17/2016 02:29 PM

**Special Magistrate Ross Hearing****4. a.****Meeting Date:** 05/18/2016**Re:** Case #15-2091 - 1217 Easter Avenue**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

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**Information****SUBJECT:**

15-2091	1217 Easter Avenue	Carranza, Lucia	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 4, 2015	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Lucia H Carranza 6715 NE Pinson Ct Port St. Lucie, FL 34983	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**Section: 5-1.101.2.1 Unsafe Building**  
**IPMC 108.1.2 Unsafe Equipment**  
**IPMC 304.7 Roofs & Drainage**  
**IPMC 304.13 Windows, Doors & Frames**  
**IPMC 304.13.2 Openable Windows**  
**IPMC 305.3 Interior Surfaces**  
**IPMC 505.1 Water System**  
**IPMC 603.1 Mechanical Equipment**  
**IPMC 605.1 Electrical Equipment**

**CORRECTIVE ACTIONS:**

1. Repair or replace the roof where it is leaking.
2. Repair or replace all damaged ceiling and drywall.
3. Painted cardboard is not an acceptable attic access covering.
4. Hire a properly licensed electrician to bring the water heater wiring up to code and to bring the breaker panel up to code.
5. Repair all windows and window hardware so windows may open and remain open without falling out.
6. Repair or replace the weather stripping around the door and/or the door frame so that it is water tight.
7. Properly seal the floor under the bathroom vanity to prevent infestation.
8. Properly seal all cracks and openings in the exterior of the structure.
9. The washing machine must be properly connected to the sewer system and shall not drain onto the ground.
10. Repair or replace the dryer ductwork so that it is properly ducted outdoors.

**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.

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**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/11/2016

Started On: 04/17/2016 02:02 PM

**Special Magistrate Ross Hearing****4. b.****Meeting Date:** 05/18/2016**Re:** Case #15-2224 - 313 Decordre Court Apt A**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-2224	313 Decordre Court Apt A	Dantilus, Jean R	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 29, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: Jean R Dantilus 854 SE Proctor Ln Port St. Lucie, FL 34983	OCCUPIED BY:
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**VIOLATIONS:****Section: 5-1.101.2.1 Unsafe Building****IPMC 108.1.1****IPMC 108.1.2 Unsafe Equipment****IPMC 304.13 Windows, Doors & Frames****IPMC 304.15 Exterior Doors****IPMC 304.18.1 Building Security-Doors****IPMC 309.1 Infestation****IPMC 504.1 Plumbing Fixtures****IPMC 506.2 Sanitary Drainage System Maintenance****IPMC 602.2 Residential Heat Supply****IPMC 603.1 Mechanical Equipment****IPMC 605.2 Electrical Receptacles****IPMC 704.1 Fire Protection Systems****CORRECTIVE ACTIONS:**

1. Repair or replace the exterior door and/or hardware. The door must properly fit the frame, be weather tight, secure the structure, and be openable with little effort.
2. Plexi-glass is not an adequate replacement for glass in windows. Remove the plexi-glass and replace with glass. The glass shall properly fit the frame to be weather tight.
3. Repair or replace the heater. Heat must be provided.
4. Clear all clogs in the sewer line and replace the clean out cap and seal all openings.
5. Repair or replace the leaking plumbing under the kitchen sink.
6. Install faceplates on all electrical receptacles that do not currently have a faceplate.
7. The structure appears to be infested with insects. Have the property treated.

**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.

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### **Form Review**

Form Started By: Shaun Coss

Started On: 04/17/2016 02:09 PM

Final Approval Date: 05/11/2016

**Special Magistrate Ross Hearing**

**4. c.**

**Meeting Date:** 05/18/2016

**Re:** Case #15-1421 - 313 Decordre Court

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

**Information**

**SUBJECT:**

15-1421	313 Decordre Court	Dantilus, Jean R	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	August 25, 2015	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Jean R Dantilus 854 SE Proctor Ln Port St. Lucie, FL 34983	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**Section: 5-1.105.1 Permit Required**

**CORRECTIVE ACTIONS:**

1. Obtain a permit for the windows that were installed without a permit.

**RECOMMENDATION:**

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

**Form Review**

Form Started By: Shaun Coss  
Final Approval Date: 05/11/2016

Started On: 04/17/2016 02:16 PM

**Special Magistrate Ross Hearing****4. d.****Meeting Date:** 05/18/2016**Re:** Case #15-2086 - 1309 N 10th Street**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

15-2086	1309 N 10th Street	AKG US LLC	Shaun Coss
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**CASE INFORMATION:**

Case Initiated:	December 4, 2015	Type of Presentation:	Regular
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**OWNER:**

OWNER: AKG US LLC 8961 Conference Dr. Suite 2 Fort Myers, FL 33919	OCCUPIED BY:
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**VIOLATIONS:**

**Section(s): 5-1.101.2.1 Unsafe Building**  
**IPMC 304.13 Windows, Doors & Frames**  
**IPMC 304.15 Exterior Doors**  
**IPMC 304.18.1 Building Security- Doors**  
**IPMC 305.3 Interior Surfaces**  
**IPMC 503.1 Toilet Room Privacy**  
**IPMC 506.2 Sanitary Drainage System Maintenance**

**CORRECTIVE ACTIONS:**

1. The exterior door must be able to function and lock without effort. Repair or replace the door and/or hardware.
2. Repair or replace the damaged ceiling and all holes in the drywall.
3. A locking handle must be provided on the bathroom door.
4. Repair or replace all leaking plumbing piping under the sink.

**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: 05/11/2016

Started On: 04/17/2016 02:24 PM

**Special Magistrate Ross Hearing**

**4. e.**

**Meeting Date:** 05/18/2016

**Re:** Case #16-0317 - 4206 Garrison Lane

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

**Information**

**SUBJECT:**

16-0317	4206 Garrison Lane	Macy, Reid & Rebecca	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 3, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Reid F & Rebecca Macy Sr. 715 Tumblin Kling Rd Fort Pierce, FL 34982	<b>OCCUPIED BY:</b> Tenant 4206 Garrison Ln Fort Pierce, FL 34982
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**VIOLATIONS:**

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

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

**Section(s): 22-187 (13) Landscape Maintenance**

**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. Fence needs to be repaired or replaced. A permit might be required, please contact the Building Department if you have any questions at 772-467-3000.
3. Grass needs to be cut and all debris need to be removed.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 05/12/2016

Started On: 04/27/2016 09:46 AM

**Special Magistrate Ross Hearing**

**4. f.**

**Meeting Date:** 05/18/2016

**Re:** Case # 16-0306- 1104 Club Drive

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

**Information**

**SUBJECT:**

16-0306	1104 Club Dr	Hedrick, Michael G	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 2, 2016	Type of Presentation:	Regular
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**OWNER:**

OWNER: Michael G Hedrick 1104 Club Dr Fort Pierce, FL 34982	OCCUPIED BY:
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**VIOLATIONS:**

**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.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 05/12/2016

Started On: 04/27/2016 10:29 AM

**Special Magistrate Ross Hearing**

**4. g.**

**Meeting Date:** 05/18/2016

**Re:** Case #16-0314 - 2806 S 10th Street

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

**Information**

**SUBJECT:**

16-0314	2806 S 10th Street	Mackey, Carol R.	Janey Vanderhorst
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**CASE INFORMATION:**

Case Initiated:	February 3, 2016	Type of Presentation:	Regular
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**OWNER:**

<b>OWNER:</b> Carol R Mackey 2806 S 10th Street Fort Pierce, FL 34982	<b>OCCUPIED BY:</b>
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**VIOLATIONS:**

**Section(s): 16-46, 16-47, 16-48 (4) Parking on Other Than Pavement**

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

**CORRECTIVE ACTIONS:**

1. Please refrain from parking vehicles on grass.
2. Please remove all miscellaneous items that are being stored throughout yard. They need to be stored in a shed or enclosed garage.

**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 **\$100.00** per day be assessed.

**Form Review**

Form Started By: Janey Vanderhorst  
Final Approval Date: 05/12/2016

Started On: 04/27/2016 03:25 PM

**Special Magistrate Ross Hearing****6. 0.****Meeting Date:** 05/18/2016

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**Information****SUBJECT:**

15-0443	2804 S 10th Street	Morales, Adrian	Peggy Arraiz
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**CASE INFORMATION:**

Case Initiated:	March 20, 2015	Type of Presentation:	Lien Reduction
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**OWNER:**

OWNER: Adrian Morales 2804 S 10th Street Ft. Pierce, FL 34982	OCCUPIED BY:
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**VIOLATIONS:****Section(s): 5-1.105.1 Permit Required.****FINDINGS/ORDER:**

July 15, 2015 the Special Magistrate found Adrian Morales was in violations of the section listed above and gave them 60 days to obtain a permit and comply with all conditions of the permit or be fined \$100.00 per day until the violation was corrected.

**ACTION DATES:**

- December 22, 2015, after time limit expired and no compliance with violation, the fines began.
- January 7, 2016 received letter from Mr. Roderick Waller, Sunrise City Community Housing Development Corporation who is representing Mr. Morales on this case requesting more time.
- January 20, 2016 a Massey Hearing was scheduled; there was no representation, meeting was rescheduled for February 17, 2016.
- February 17, 2016 again no one was present to represent the request. Special Magistrate denied the request and ordered a lien be placed on the property.
- February 22, 2016, Order on Rule 16 Hearing and Assessing Fine and Imposing Lien was recorded with the Clerk of the Circuit Court of St. Lucie County.
- March 24, 2016 Affidavit of Compliance was issued.
- April 22, 2016 received request for a reduction/rescindment of code enforcement fines/lien from Mr. Waller.

**RECOMMENDATION:**

Total amount of lien is \$9,340.00 (\$40.00 recording fees). Mr. Waller is requesting the lien and fines be rescinded.

Recommendation to be determined.

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## Attachments

Tax Card  
Request for Reduction  
7 Criteria  
Administrative Costs

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## Form Review

Form Started By: Collen Greer  
Final Approval Date: 05/12/2016

Started On: 04/25/2016 11:53 AM

**Property Identification**

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

**Ownership**

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

**Legal Description**

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

**Current Values**

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

**Historical Values 3-year**

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

**Sale History**

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

**Primary Building Information**

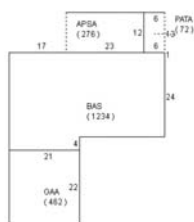
Finished Area of this building: 1,234 SF  
 Gross Area of this building: 2,044 SF

**Exterior Data**

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

**Interior Data**

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



**Total Areas**

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

**Special Features and Yard Items**

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

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

May 18  
June 6  
**RECEIVED**

APR 22 2016

CODE ENFORCEMENT  
CITY OF FT. PIERCE

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

Date:	4/22/2016		
Property address:	2804 S 10th Street Fort Pierce FL		
Owner(s) of record:	Adrian Morales		
Mailing address:	2804 S 10th Street Fort Pierce FL		
Property tax ID #:	2421-506-0099-000-2		
Original purchase date:		Original purchase price:	
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:	Roderick Waller	Relationship to owner(s):	Contractor
Telephone #:	772-201-2850	Mobile phone #:	
E-mail:	rodwaller1@gmail.com	Preferred contact method:	email
What are owner(s) intentions for property:	Primary Residence		
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 checked="" type="checkbox"/> Yes	If yes, what is the lien amount?	9340.00
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

\$ 9340.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 9340.00

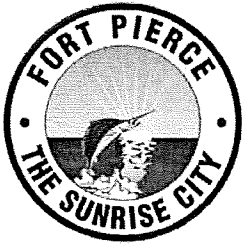
DOLLAR AMOUNT I AGREE TO PAY

\$ 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.

Roderick Waller  
(Signature of Owner or Representative)

Roderick Waller  
(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: 2804 10th Street, Fort Pierce FL

Property Owner: Adrian Morales

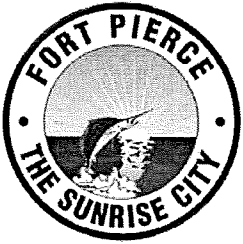
Mailing Address: 2804 10th Street, Fort Pierce FL

Telephone #: 772-519-2266 Cell Phone #: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Roderick Waller/ Contractor for Adrian Morales, 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:

A shed was build with out a permit at 2804 S 10th Street Fort Pierce FL.

A permit was applied for and on 1-22-2016 and completed on 3-24-2016.

The project was delay because engineered drawing took longer than expected

Engineer was backup with other projects.

Date: 4/22/16

Signed: Roderick Waller

Print Name: Roderick Waller

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Roderick Waller who acknowledged before me that the information contained herein is true and correct. (He) She is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 22nd day of April, 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: 15-0443**

**Address: 2804 S 10<sup>th</sup> Street**

**Date: May 18, 2016**

1.) The gravity or seriousness of the violation:	Minor
2a.) Any and all actions taken by the violator to correct the violations; OR	Violator hired an Engineer to draft signed and sealed drawings; and hired a General Contractor to obtain a permit and complete the installation.
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:	
3.) The length of time necessary to bring the property into compliance:	1 year, 2 weeks.
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:	None
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	2
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	Language barrier
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:	None

# Administrative Cost Estimator

5/12/2016

Property Address: 2804 S 10th Street (15-0443)

Date case originated: 3/20/2015

Date case complied: 3/24/2016

Total time: 12 months

## Number of Hearings

Violation Hearings: 1

Massey Hearings: 2

Lien Reduction Hearings: 1

## Mailing Expense

Regular 1st Class:	\$0.44	<u>4</u>	\$1.76
--------------------	--------	----------	--------

Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>6</u>	\$3.00
------------------------	--------	----------	--------

Filing Fees	\$10.00	<u>4</u>	\$40.00
-------------	---------	----------	---------

Months Open	\$50.00	<u>12</u>	\$600.00
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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>1</u>	\$75.00
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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>4</u>	\$600.00
----------	----------	----------	----------

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: \$1,954.96

Meeting Date: 05/18/2016

Information

SUBJECT:

09-0635	2107 San Marcos Avenue	Monroe, Robert L (EST)	Peggy Arraiz
---------	------------------------	------------------------	--------------

CASE INFORMATION:

Case Initiated:	March 19, 2009	Type of Presentation:	Lien Reduction Request
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OWNER:

PREVIOUS OWNER: Robert L. Monroe (EST) 2107 San Marcos Avenue Ft. Pierce, FL 34946	CURRENT OWNER: Carr Investment Properties Inc. (TR) 521 S Andrews Avenue Suite 7 Fort Lauderdale, FL 33301
---	---

VIOLATIONS:

Section(s): 5-368 (1) (2) (3) (4) Property Maintenance  
 Section(s): 16-46, 16-47, 16-48 (1) (5) Outside Storage  
 Section(s): 16-46, 16-47, 16-48 Nuisance as a Condition

FINDINGS/ORDER:

November 18, 2009 the Special Magistrate found Robert L. Monroe (EST) to be in violation of the above listed violations and issued an order to come into compliance within 30 days or a fine of \$200.00 per day would be assessed.

ACTION DATES:

- January 21, 2010 an inspection was made; the property was not in compliance, the fines began.
- March 1, 2010 the Order Assessing Fine and Imposing Lien was recorded with the Clerk of the Circuit Court.
- May 16, 2012 an inspection was made; the property was now in compliance, the fines stopped.
- October 29, 2015 received notice that there was a "tax deed sale with excess proceeds" from the Clerk of the Circuit Court.
- April 22, 2016 received check in the amount of \$10,721.79. Staff notified the new owners of the excess funds and that there was a lien on the property.
- May 3, 2016 received request for reduction/rescindment from Jayson Oneschuk, Carr Investment Properties Inc. (TR).

RECOMMENDATION:

The total amount of the lien is \$169,250.00 (\$50.00 recording fees).  
 Staff recommends accepting the \$10,721.79.

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## Attachments

Excess Funds Not  
Request  
Tax Card  
7 Criteria

---

## Form Review

Form Started By: Collen Greer  
Final Approval Date: 05/12/2016

Started On: 05/03/2016 02:21 PM

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK PATTERN ON THE BACK - HOLD AT ANGLE TO VIEW



St. Lucie County  
 Clerk of the Circuit Court  
 AP Account  
 201 South Indian River Drive  
 Fort Pierce, FL 34950

Seacoast National Bank  
 Stuart, Florida 34995

00451717

Check Date: 04/15/16  
 Check Number: 00451717  
 Check Amount: \$\*\*\*\*10,721.79

63-515  
 670

\*\*Ten Thousand Seven Hundred Twenty-One & 79/100\*\*  
 PAY TO THE ORDER OF

This Check Void After 180 Days

City Of Ft Pierce  
 Code Enforcement  
 Attn: Peggy Arraiz  
 P. O. Box 1480  
 Fort Pierce FL 34954

*[Signature]*  
 AUTHORIZED SIGNATURE  
*[Signature]*  
 AUTHORIZED SIGNATURE

SIGNATURE HAS A COLORED BACKGROUND

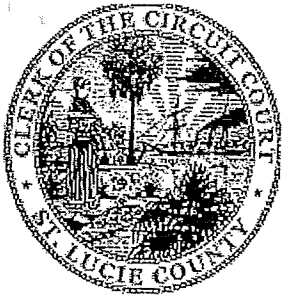
⑈00451717⑈ ⑆067005158⑆ 4137081101⑈

INVOICE		Clerk of the Circuit Court - AP Account				
NUMBER	DATE	DOC#	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
TAXDEED 14-531	04/12/16	11604428	Lien  2107 San Marcos Ave	10,721.79	0.00	10,721.79
CHECK NUMBER	CHECK DATE			TOTAL GROSS	TOTAL DISCOUNT	TOTAL AMOUNT
00451717	04/15/16			10,721.79	.00	10,721.79

*[Handwritten signature]*

4/25/16

**RECEIVED**  
 APR 22 2016  
 CODE ENFORCEMENT  
 CITY OF FT. PIERCE

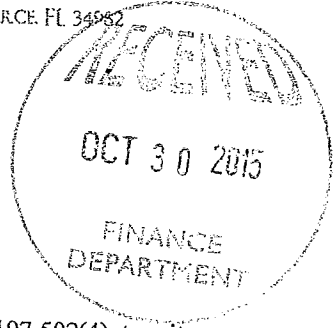


JOSEPH E SMITH  
 CLERK OF THE CIRCUIT COURT  
 ST. LUCIE COUNTY, FLORIDA  
 TAX DEED/OFFICIAL RECORDS  
 201 SOUTH INDIAN RIVER DRIVE, 2ND FLOOR  
 FORT PIERCE, FLORIDA 34950  
 (772) 462-6926

*Kathy*

MAILING ADDRESS: 2300 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE, FL 34982

**AFFIDAVIT (Tax Deed Sale - Excess Proceeds)**



File # 14-531  
 Certificate # 2012/1158

MARGARET MARRAZ FOR THE, being first duly sworn, deposes and says:  
 (Print/Type Name of Affiant) CITY OF FORT PIERCE

1. That, as further stated in paragraph 3 below, I am one of the person(s) described in F.S. 197.502(4), to wit:
  - 1. Legal titleholder of record whose address appears on the record of conveyance of the lands to the owner.
  - 2. Lien holder of record whose address appears on the recorded lien. That the lien in the amount of \$149,250. (Includes applicable interest) has not been transferred or satisfied.
  - 3. Mortgagee of record whose address appears on the recorded mortgage.
  - 4. Vendee of a recorded contract or vendee who has applied to receive notice.
  - 5. Other lien holder who has applied to receive notice.
  - 6. Person to whom property was assessed on the tax roll for year in which property was last assessed.
  - 7. OTHER: If property was acquired by other than a deed (for example, Court Order or Probate), certified copies of all pertinent documents are attached.

2. Of certain real property legally described as:  
PID # 1433-101-0250-0002 AKA 2107 SAN MARCOS AVE

3. That, because of delinquent real property taxes, the above described real property was sold under the administration of the Clerk of Circuit Court of St Lucie County, Florida, on 10/12/15 all in accordance with and pursuant to law.

4. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate No. 2012/1158, I am one of those persons described in paragraph 1 above and entitled under Florida Statutes 197.582(2) to certain undistributed surplus funds as my interests appear. My maximum entitlement to such funds is \$10,731.79 which is subject to all other claims by such other persons as described in F.S. 197.502(4)

Attached, as required, is a copy of my Notice of Overbid Surplus Monies.

Signature of Affiant: Margaret Marraz  
 Print/Type address and telephone number of Affiant: CITY OF FORT PIERCE  
100 N US HWY 1  
FORT PIERCE, FL 34950  
772-467-3000

The foregoing instrument was acknowledged before me this 29th day of October, 2015, by Margaret Marraz, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did / did not take an oath.

(Notary Seal)

Colleen Greer  
 Notary Public



# 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:		4/28/2014	
Property address:		2107 San Marcos Avenue, Fort Pierce, FL 34940	
Owner(s) of record:		2107 Land Trust, Carr Investment Properties as trustee	
Mailing address:		521 S. Andrews Ave. #7 Fort Lauderdale, FL 33301	
Property tax ID #:		1433-701-0250-000-2	
Original purchase date:		Original purchase price:	14,800.00
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 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):	Trustee
Telephone #:		Mobile phone #:	954-214-7948
E-mail:		Preferred contact method:	Phone
What are owner(s) intentions for property:		Investment Property	
Amount of Fine:		Date Fine Initiated:	1/21/2010
Are there current code violations?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Explain: (please attached notice)		N/A	
Is a lien filed against the property?		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
If yes, what is the lien amount?		109,250.00	
Is property listed for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
If yes, what is listing price?		N/A	
Is property under contract for sale?		<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
If yes, what is the sale price?		N/A	

AMOUNT OF FINE / LIEN

\$ 109,250.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 158,528.21

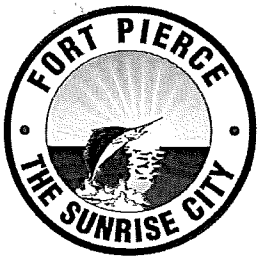
DOLLAR AMOUNT I AGREE TO PAY

\$ 10,721.79

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)

Jayson Oneschuk  
(Printed Name)



# CITY OF FORT PIERCE

## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

### REQUEST FOR REDUCTION OF PENALTY

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#### 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: 2107 San Marcos Ave Fort Pierce, FL 34940

Property Owner: 2107 Land Trust, Carr Investment Properties as trustee

Mailing Address: 521 S. Andrews Ave #7 Fort Lauderdale, FL 33301

Telephone #: 954-214-7948 Cell Phone #: 954-214-7948

E-Mail Address: andrewscapitalcorp@comcast.net

Is the property in compliance? YES If no, please explain \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF FORT PIERCE


## DIVISIONS OF CODE ENFORCEMENT & ANIMAL CONTROL

MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

I, Jayson Oneschuk, 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 received a notice from the city of Fort Pierce code Enforcement Division stating that they are willing to accept the excess proceeds of the tax sale of the property at 2107 San Marcos Ave. Fort Pierce, FL 34946 as settlement of the lien.

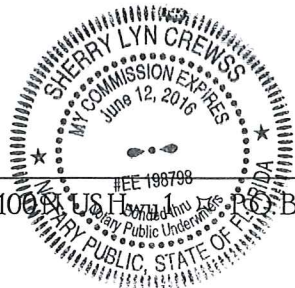
Date: 4/28/16

Signed:   
Print Name: Jayson Oneschuk

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Jayson Oneschuk who acknowledged before me that the information contained herein is true and correct. He She is not personally known to me and has produced \_\_\_\_\_ as identification.

SWORN TO AND SUBSCRIBED before me this 28<sup>th</sup> day of April, 2016.



  
Notary Public, State of Florida

**Property Identification**

Site Address: 2107 San Marcos AVE  
 Map ID: 14/33S  
 Parcel ID: 1433-701-0250-000-2  
 Zoning: RS-4  
 Account #: 11783  
 Use Type: 0100  
 Sec/Town/Range: 33/34S/40E  
 Jurisdiction: Fort Pierce

**Ownership**

Carr Investment Properties Inc (TR)  
 521 S Andrews AVE Ste 7  
 Fort Lauderdale, FL 33301

**Legal Description**

PARADISE PARK BLK 15 LOTS 3, 4 AND 5 (OR 3798-2877)

**Current Values**

Just/Market: \$16,500  
 Exemptions: \$0  
 Assessed: \$16,500  
 Taxable: \$16,500

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$16,500	\$16,500	\$0	\$16,500
2014	\$17,500	\$17,500	\$0	\$17,500
2013	\$17,700	\$17,700	\$0	\$17,700

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-16-2015	3798 / 2877	0111	TD	Monroe (EST) Robert L	\$14,800
11-01-1979	0332 / 2575	00	CV		\$6,500

**Primary Building Information**

Finished Area of this building: 625 SF  
 Gross Area of this building: 625 SF

**Exterior Data**

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1958	Frame:	Grade: D-	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 1	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: Terrazo



**Total Areas**

Finished/Under Air (SF):	625
Gross Area (SF):	625
Land Size (acres):	0.56
Land Size (SF):	24,300
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

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.

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

**Case No: 09-0635**

**Address: 2107 San Marcos Avenue**

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 MADE ALL NECESSARY REPAIRS
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