

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, October 5, 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.	16-848	850 S 21st St. Unit K	Saucier Realty LLC	Shaun Coss
2.	16-0824	1826 Orange Avenue	Smith, Willie C	Mike Morabito
3.	16-1218	1224 Soltman Ave	Railey, Willie	Shaun Coss
4.	16-1516	605 Ixoria Ave Units 4 & 5	The Hemingway Condo Assoc of Ft. Pierce, Inc.	Shaun Coss
5.	16-1197	1609 Colonial Rd.	Calderon, Abel	Shaun Coss

4. **PUBLIC HEARINGS - VIOLATION CASES**

A.	16-1016	603 Ixoria Avenue	The Hemingway Condo Association of Fort Pierce Inc.	Janey Vanderhorst
B.	16-1198	1609 Avenue O	Little Friends House Preschool LLC	Shaun Coss
C.	16-1199	115 Maple Ave	DSSELL INVEST, INC.	Shaun Coss
D.	16-1217	2512 Avenue E	Hardick, Kristy	Shaun Coss
E.	16-1571	1611 N 19th St	Randolph, Julia A	Isaac Saucedo

F.	16-1715	2718 Sunrise Blvd	Music, Cory A & Brittany R Dekker	Janey Vanderhorst
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G.	16-1947	1231 N Lawnwood Circle	Rainbow II LLC	Andy Avery
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H.	16-1949	1502 S 33rd Street	Petersen, Joram O	Andy Avery
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

O.	15-0518	302 S 33rd Street	Moreno, Pedro	Shaun Coss
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A.	15-0858	1021 Avenue M	Reno, Jan	Mike Moribito
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B.	15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

O.	14-1232	302 S 33rd Street	Moreno, Pedro	Andy Avery
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7. **REQUEST FOR EXTENSION OF TIME**

A.	14-1543	1709 N 16th Street	Sturup, Alfredia	Andy Avery
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B.	16-0973	624 1/2 Texas Ct.	Fernandez, Shirley	Shaun Coss
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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**3. B. 1.****Meeting Date:** 10/05/2016**Re:** Case #16-0848 - 850 S 21st St. Unit K**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-848	850 S 21st St. Unit K	Saucier Realty LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 7, 2016	Type of Presentation:	Regular - COMPLIED
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OWNER:

OWNER: Saucier Realty LLC 8351 Chinaberry Rd. Vero Beach, FL 32963	OCCUPIED BY: J & L Boutique 850 S 21st St. Unit K Fort Pierce, FL 34950
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VIOLATIONS:**Section(s):** 5-1.105.1 Permit Required**CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation of the wall sign for J & L Boutique

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: 09/27/2016

Started On: 09/06/2016 05:26 PM

Special Magistrate Blandino Hearing

3. B. 2.

Meeting Date: 10/05/2016

Re: Case #16-0824 - 1826 Orange Ave

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

Information

SUBJECT:

16-0824	1826 Orange Avenue	Smith, Willie C	Mike Morabito
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CASE INFORMATION:

Case Initiated:	April 20, 2016	Type of Presentation:	Regular - CONTINUED
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OWNER:

OWNER: Willie C Smith 1826 Orange Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s) 16-46, 16-47, 16-48 10 (b) Nuisance as an Object

Section:(s) 5-371 Exterior Property Maintenance

Section:(s) 22-187 (13(a) (b) Landscape Maintenance

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

Section:(s) 16-46, 16-47, 16-48 (5) Nuisance as an Object

Section:(s) 11-10 Storage of Scraps & Waste

CORRECTIVE ACTIONS:

1. Please keep all vehicles parked at least 15' from the edge of the road.
2. Please pressure clean all exterior surfaces of the building, overhead doors and all parking surfaces. Paint the entire exterior of the building including curbing, poles, overhead doors and pedestrian doors.
3. Please have the entire parking surface professionally repaired and seal coated. A permit will be required. You may contact the City of Ft Pierce Building Department at 772-467-3000 for all permit information.
4. Please remove all weeds from the landscaped areas. Clean all weeds and vines that are growing on the fence and motor home parked in the rear of the building. All landscaped areas must be kept in a neat and healthy condition.

RECOMMENDATION:

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

Form Review

Form Started By: Michael Morabito
Final Approval Date: 09/27/2016

Started On: 09/09/2016 07:58 AM

Special Magistrate Blandino Hearing

3. B. 3.

Meeting Date: 10/05/2016

Re: Case #16-1218 - 1224 Soltman Ave

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

Information

SUBJECT:

16-1218	1224 Soltman Ave	Railey, Willie	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 10, 2016	Type of Presentation:	Regular - COMPLIED
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OWNER:

OWNER: Willie & Freda Railey 1224 Soltman Ave Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section: 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the installation of the screen enclosure.

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: 09/27/2016

Started On: 09/06/2016 05:23 PM

Special Magistrate Blandino Hearing**3. B. 4.****Meeting Date:** 10/05/2016**Re:** Case #16-1516 - 605 Ixoria Ave Units 4 & 5**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1516	605 Ixoria Ave Units 4 & 5	The Hemingway Condo Assoc of Ft. Pierce, Inc.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 23, 2016	Type of Presentation:	Regular - COMPLIED
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OWNER:

OWNER: The Hemingway Condo Association of Fort Pierce, Inc. 1744 W Royal Tern Ln Ft Pierce, FL 34982	OTHER: All American Property Management, Inc. PO Box 7717 Port St. Lucie, FL 34985
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VIOLATIONS:**Section(s):**

5-1.101.2.1 Unsafe Building
 IPMC 304.7 Roofs & Drainage

CORRECTIVE ACTIONS:

1. Repair or replace the roof where it is leaking including, but not limited to, areas around units 4 & 5

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 09/27/2016

Started On: 09/06/2016 04:54 PM

Special Magistrate Blandino Hearing**3. B. 5.****Meeting Date:** 10/05/2016**Re:** Case #16-1197 - 1609 Colonial Rd.**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-1197	1609 Colonial Rd.	Calderon, Abel	Shaun Coss
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CASE INFORMATION:

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

OWNER: Abel Calderon 1609 Colonial Rd. Ft Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section:** 5-1.105.1 Permit Required**CORRECTIVE ACTIONS:**

1. Obtain a permit for the installation/replacement of the chain link fence.

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: 09/27/2016

Started On: 09/06/2016 05:20 PM

Special Magistrate Blandino Hearing

4. A.

Meeting Date: 10/05/2016

Re: Case # 16-1016 - 603 Ixoria Avenue

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

Information

SUBJECT:

16-1016	603 Ixoria Avenue	The Hemingway Condo Association of Fort Pierce Inc.	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	April 20, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: The Hemingway Condo Association of Fort Pierce 1744 W Royal Tern Ln Fort Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section: 22-67 (D)(2) Security Fences – Barbed Wire

CORRECTIVE ACTIONS:

1. Please remove Barbed Wire fence. It is prohibited in residential areas.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 5 days to comply or a fine of **\$100.00** per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 09/27/2016

Started On: 08/30/2016 02:00 PM

Special Magistrate Blandino Hearing**4. B.****Meeting Date:** 10/05/2016**Re:** Case #16-1198 - 1609 Avenue O**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1198	1609 Avenue O	Little Friends House Preschool LLC	Shaun Coss
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CASE INFORMATION:

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

OWNER: Little Friends House Preschool LLC 11946 SW 25th Ct. Miramar, FL 33025	OCCUPIED BY:
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VIOLATIONS:**Section(s):**

- 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 304.1 Exterior Structure
- IPMC 304.13 Windows, Doors & Frames
- IPMC 503.1 Toilet Room Privacy
- IPMC 504.1 Plumbing Fixtures
- IPMC 506.2 Sanitary Drainage System Maintenance
- IPMC 602.2 Residential Heat Supply
- IPMC 704.1 Fire Protection System

CORRECTIVE ACTIONS:

1. Repair or replace non-working smoke alarms in both units.
2. Install smoke alarms as required in both units.
3. Repair or replace the heat in both units.
4. Replace the weather stripping and door sweeps to provide weather tight doors in both units.
5. Repair or replace the exterior door and/or frame and hardware for unit A.
6. Unclog the sanitary drain line. The bath tub and bathroom sink in unit A are both clogged.
7. Repair or replace the flushing handle on the toilet in unit A.
8. Repair or replace the bathroom door frame in unit A.
9. Repair or replace the door handle on the bedroom door in unit A.
10. Repair or replace the bedroom window. It does not lock and can easily be removed from the window frame.
11. There is raw sewage on the ground outside of unit A. Replace all leaking or defective

pipng.

12. Repair or replace the leaking pipes under the kitchen sink in unit B.
13. Seal all holes in the exterior of the structure to prevent entry of rodents.
14. Seal all holes in interior walls and kitchen cabinets to prevent entry of rodents.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss
Final Approval Date: 09/27/2016

Started On: 09/06/2016 05:09 PM

Special Magistrate Blandino Hearing**4. C.****Meeting Date:** 10/05/2016**Re:** Case #16-1199 - 115 Maple Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1199	115 Maple Ave	DSSELL INVEST, INC.	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 9, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: DSSELL INVEST, INC. 3746 Whiteway Dairy Rd. Fort Pierce, FL 34947	OCCUPIED BY:
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VIOLATIONS:**Section(s):**

5-1.101.2.1 Unsafe Building
 IPMC 108.1.1 Unsafe Structure
 IPMC 108.1.2 Unsafe Equipment
 IPMC 108.1.3 Structure Unfit for Human Occupancy
 IPMC 304.1 Exterior Structures
 IPMC 304.7 Roofs & Drainage
 IPMC 304.13 Windows, Doors & Frames
 IPMC 305.3 Interior Surfaces
 IPMC 404.7 Food Preparation
 IPMC 504.1 Plumbing Fixtures
 IPMC 505.1 Water System
 IPMC 605.1 Electrical Equipment
 IPMC 605.2 Electrical Receptacles
 IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. Install smoke detectors as required.
2. Repair or replace the roof where it is leaking. Provide documentation from a properly licensed roofer once this has been done.
3. Repair or replace all plumbing leaks behind the wall. Provide documentation from a properly licensed plumber once this has been done.
4. Replace all deteriorated fascia.
5. Repair or replace all broken windows.
6. Replace all water damaged drywall.
7. Seal all holes and cracks in the interior walls and ceilings.

8. Seal all holes and cracks in the exterior walls.
9. Hot water must be supplied in the kitchen.
10. Repair or replace the leaking piping under the kitchen sink.
11. Replace all cracked electrical receptacle faceplates.
12. There appears to be an electrical issue with the oven/stove receptacle. The tenant has indicated that two ovens have caught fire due to this issue. Hire a properly licensed electrician to assess this situation, correct the deficiency, if any, and provide documentation once this 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: 09/27/2016

Started On: 09/06/2016 05:14 PM

Special Magistrate Blandino Hearing**4. D.****Meeting Date:** 10/05/2016**Re:** Case #16-1217 - 2512 Avenue E**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-1217	2512 Avenue E	Hardick, Kristy	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 10, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Kristy Hardick 2807 Avenue J Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s):**

- 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.2 Unsafe Equipment
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.7 Roofs & Drainage
- IPMC 304.13 Windows, Doors & Frames
- IPMC 305.3 Interior Surfaces
- IPMC 305.4 Walking Surfaces
- IPMC 309.1 Infestation
- IPMC 504.1 Plumbing Fixtures
- IPMC 506.2 Sanitary Drainage
- IPMC 602.2 Residential Heat Supply
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.4 Wiring
- IPMC 704.1 Fire Protection Systems

CORRECTIVE ACTIONS:

1. Install smoke detectors as required.
2. Hire a properly licensed plumber to repair or replace all exterior pipes that are cracked or damaged. Pouring of concrete and wrapping pipes with a rubberized material is not sufficient. Repair or replace the leaking and defective piping under the kitchen sink. Provide documentation from the plumber once this has been done.
3. Hire a properly licensed roofer to repair or replace the roof where it is leaking. Provide

- documentation from the roofer once this has been done.
4. Hire a properly licensed contractor to replace the water damaged ceilings and interior walls. Provide documentation from the contractor once this has been done.
 5. Hire a properly licensed contractor to repair or replace the damaged fascia and soffit.
 6. Have the property treated for insects, rodents and pests. Provide documentation once this has been done.
 7. Hire a properly licensed contractor to repair or replace the rear exterior door and door frame. Provide documentation from the contractor once this has been done.
 8. Install a door sweep or threshold at the front door so that the door is weather tight and to prevent entry of insects and rodents.
 9. Hire a properly licensed mechanical contractor to repair or replace the air conditioner/heater. Provide documentation from the mechanical contractor once this has been done.
 10. Hire a properly licensed electrician to remove the flexible wiring running through walls and above the ceiling. Provide documentation from the electrician once this has been done.
 11. Hire a properly licensed electrician to provide proper electric for the refrigerator. A light duty extension cord with two adapters shall not be used to supply power to the refrigerator. Provide documentation from the electrician once this has been done.
 12. Hire a properly licensed contractor to repair or replace the sub-floor where it is rotten in the kitchen and the bathroom.
 13. The ceiling fan is not securely mounted to the wall, properly install the ceiling fan.

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: 09/27/2016

Started On: 09/06/2016 04:42 PM

Special Magistrate Blandino Hearing**4. E.****Meeting Date:** 10/05/2016**Re:** Case #16-1571 - 1611 N 19th St**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

16-1571	1611 N 19th St	Randolph, Julia A	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	July 7, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Julia M Randolph 1712 Ave O Fort Pierce, FL 34950	OCCUPIED BY: Brandon B Anderson 1611 N 19th St Fort Pierce, FL 34950
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VIOLATIONS:**Section: 5-368 (6) Fence Maintenance****CORRECTIVE ACTIONS:**

1. Please remove or repair fence. A permit may be required. If you have any questions please contact the building department at (772) 467-3000.

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 per day be assessed.

Form ReviewForm Started By: Isaac Saucedo
Final Approval Date: 09/27/2016

Started On: 08/31/2016 11:38 AM

Special Magistrate Blandino Hearing**4. F.****Meeting Date:** 10/05/2016**Re:** Case # 16-1715 - 2718 Sunrise Blvd**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-1715	2718 Sunrise Blvd	Music, Cory A & Brittany R Dekker	Janey Vanderhorst
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CASE INFORMATION:

Case Initiated:	July 18, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Cory A Music Brittany R Dekker 2718 Sunrise Blvd Fort Pierce, FL 34982	OCCUPIED BY: Tenants 2718 Sunrise Blvd Fort Pierce, FL 34982
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VIOLATIONS:**Section(s): 16-46, 16-47, 16-48 (4) Parking on Other Than Pavement****CORRECTIVE ACTIONS:**

1. Refrain from parking on grass.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given **5** days to comply or a fine of **\$50.00** per day be assessed.

Form Review

Form Started By: Janey Vanderhorst
Final Approval Date: 09/27/2016

Started On: 09/01/2016 07:51 AM

Special Magistrate Blandino Hearing

4. G.

Meeting Date: 10/05/2016

Re: Case # 16-1947 - 1231 N Lawnwood Circle

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

Information

SUBJECT:

16-1947	1231 N Lawnwood Circle	Rainbow II LLC	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 10, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Rainbow II LLC 142 N Main St #100 Buffalo, WY 82834	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1)(4) Property Maintenance

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

CORRECTIVE ACTIONS:

1. Please clean all rust and mildew from the building including the roof area.
2. Please cut all tree limbs on the property that are hanging down a minimum of seven feet up from the ground.
3. Please cut all grass and trim around all sidewalks and curb areas.
4. Please trim all bushes so that they have a neat appearance from the street and remove all debris from the property.

RECOMMENDATION:

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 \$100.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 09/27/2016

Started On: 09/12/2016 01:52 PM

Special Magistrate Blandino Hearing

4. H.

Meeting Date: 10/05/2016

Re: Case #16- 1949 - 1502 S 33rd Street

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

Information

SUBJECT:

16-1949	1502 S 33rd Street	Petersen, Joram O	Andy Avery
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CASE INFORMATION:

Case Initiated:	August 10, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Joram O Petersen 2030 Colonial Rd #B4 Ft Pierce, FL 34950	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 outside storage of plywood, containers, tarps, appliances, and any other miscellaneous items from the property.

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 \$25.00 per day be assessed.

Form Review

Form Started By: Andy Avery
Final Approval Date: 09/27/2016

Started On: 09/12/2016 01:32 PM

Special Magistrate Blandino Hearing**5. 0.****Meeting Date:** 10/05/2016**Information****SUBJECT:**

15-0518	302 S 33rd Street	Moreno, Pedro	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 8, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Pedro Moreno 3205 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

August 5, 2015 Special Magistrate found Pedro Moreno responsible for the violation and ordered 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. May 10, 2016 an inspection was made, the property was not in compliance, the fines began.
2. September 19, 2016 received Request for Reduction or Rescindment of Fines/Liens.
3. September 23, 2016 case was complied, fines stopped.

RECOMMENDATION:

The total amount of accrued fines are \$13,630.00 (\$30.00 recording fees). There is no lien recorded at this time.

To be determined.

Attachments

Request for Reduction
3 Criteria
Administration Costs

Form Review

Form Started By: Collen Greer

Started On: 09/27/2016 10:55 AM

Final Approval Date: 09/27/2016



CODE ENFORCEMENT OFFICE
100 N US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3149
www.cityoffortpierce.com

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 302 S 33rd St

- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board and the City Commission.
I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and that I waive my right to a hearing before the City Commission.
I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative: [Handwritten Signature] Date: 9-20-16 Printed Name: PERDENO MORENO

COFP - APPLICATION PROCESS DETERMINATION

- Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.
Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative Date Printed Name





CODE ENFORCEMENT OFFICE
100 N US Highway 1
Fort Pierce, FL 34950
Tel: 772.467.3149
www.cityoffortpierce.com

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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 302 S 33rd st.

Property Owner: Pedro Moreno

Mailing Address: 3205 Boston Ave

Telephone #: (772) 359-8642 Cell Phone #: (772) 446-2185

E-Mail Address: devinwheaton@hotmail.com

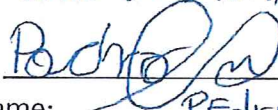
Is the property in compliance? Yes If no, please explain in the narrative of your request.



I, PEDRO MORENO, 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 hired a contractor in July of 2015 to remove / Install new impact windows / doors. In August 2015 permits were pulled & paid for and work commenced. On December 2015 the Inspector required my contractor to pull an additional stucco permit and signed off on the window / door installation. I paid to have the entire Building re-stuccoed / painted. ~~AM~~ Once the stucco was complete my contractor called in a final for the stucco thinking it finalized the windows as well. No one at the county alerted us for the eight months leading up to the permit expiring, then the day before the permit expired this letter was sent to me.

Date: 09-20-16

Signed: 
Print Name: Pedro MORENO

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 20th day of September, 2016.



Colleen Hayes
Notary Public, State of Florida

**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0518

Address: 302 S 33rd Street

Date: October 5, 2016

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? **An after the fact permit was issued on August 31, 2015 for the installation of windows and doors. Unfortunately, the permit expired without obtaining approval for all required inspections. The permit has since been renewed, inspected and is now closed. This case complied as of 9-23-16.**

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? **One other case.**

Administrative Cost Estimator

9/27/2016

Property Address: 302 S 33rd Street (15-518)

Date case originated: 4/8/2015

Date case complied: 9/23/2016

Total time: 17 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>5</u>	\$2.20
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Certified Mail:	\$5.10	<u>2</u>	\$10.20
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Photographs (per page)	\$0.50	<u>4</u>	\$2.00
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>17</u>	\$850.00
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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
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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: \$1,534.40

Special Magistrate Blandino Hearing**5. A.****Meeting Date:** 10/05/2016

Information**SUBJECT:**

15-0858	1021 Avenue M	Reno, Jan	Mike Moribito
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CASE INFORMATION:

Case Initiated:	June 10, 2015	Type of Presentation:	Massey Hearing
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OWNER:

PREVIOUS OWNER: Jan Reno P. O. Box 1460 Bastrop, TX 78602	CURRENT OWNER: The Estate of Jan Reno C/O James Greenfield 1709 Garfield St. Bastrop, TX 78602
---	---

VIOLATIONS:

Section(s): 5-368 Property Maintenance

Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

August 19, 2015 the Special Magistrate found Jan Reno responsible for the violations listed above and gave her 10 days to correct them or a fine of \$50.00 would be imposed.

ACTION DATES:

1. September 1, 2015, an inspection was made, the violations were not corrected, the fines began.
2. June 15, 2016, an inspection was made, the violations were now corrected, the fines stopped.
3. June 17, 2016 received first contact with Mr. Greenfield. Ms. Reno was deceased and he was handling her affairs. Gave him the information about the fines and sent reduction paperwork to him.
4. Received request on August 1, 2016. In telephone conversation he stated that he lived in Texas and would be unable to attend the hearing and that he had no one to ask to represent him. Staff informed him that we would try doing the hearing via telephone.
5. September 7, 2016, a phone call was placed to Mr. Greenfield; he did not answer, nor did he call back at the time of meeting. Special Magistrate continued the request until October 5, 2016 meeting.

RECOMMENDATION:

The total amount of fines are \$14,430.00 (\$30.00 recording fees).

To be determined.

Attachments

Request for Reduction

Death Certificate

Tax Card

Form Review

Form Started By: Collen Greer

Started On: 08/30/2016 04:13 PM

Final Approval Date: 09/13/2016

**REQUEST FOR REDUCTIN OR RESCINDMENT OF
CODE ENFORCEMENT FINES / LIENS**

Date:	8/1/16				
Property address:	1021 Ave M Fort Pierce Fl 34950				
Owner(s) of record:	Jan Reno				
Mailing address:	1709 Garfield St Bastrop Tx 78602				
Property tax ID #:	2404-801-0006-000/7				
Original purchase date:		Original purchase price:			
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:	JAMES Greenfield		Relationship to owner(s)	Friend/Beneficiary	
Telephone #:		Mobile phone #:	512 769 7608		
E-mail:	EAGWES@Yahoo.com		Preferred contact method:		
What are owner(s) intentions for property:	Rehab - Residence				
Amount of Lien:	14,818.14		Date Fine Initiated:	6/10/15	
Are there current code violations?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Explain: (please attached notice)		
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

\$ 14,818.14

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 14,618.14

DOLLAR AMOUNT I AGREE TO PAY

\$ 200.

James Greenfield
Signature of Owner or Representative

8/1/2016
Date

JAMES Greenfield
Printed Name

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. Read all instructions 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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 1021 AVE M Fort Pierce FL 34950

Property Owner: JAN RENO

Mailing Address: 1709 GARFIELD ST BASTROP TX 78602

Telephone #: _____ Cell Phone #: 512 769 7608

E-Mail Address: EASWES @ YAHOO.COM

Is the property in compliance? yes. If no, please explain in the narrative of your request.



RECEIVED

AUG 04 2016

CODE ENFORCEMENT
CITY OF FT. PIERCE

Attachment A

To whom it may concern

I am writing with regard to outstanding Code Enforcement and lot clearing fines on a property located at 1021 Ave M, Fort Pierce Fl. owned by Ms. Jan Reno who passed away May 1, 2016.

My name is James Greenfield and I am beneficiary and trustee of Ms. Jan Reno's estate. I am currently overwhelmed with a lot of legal and financial issues. I am also broke and not in good health. I currently reside in Bastrop Texas, so my "appearance" to resolve this matter is "difficult" in the extreme.

Please understand that my lack of a timely response to these matters does not indicate a lack of desire or cooperation in resolving this issue ASAP. I am overwhelmed with issues that I need help in resolving. It feels like a mine field with a misstep potentially costing me a lot.

I am asking for a reduction/rescindment for current code enforcement fines of \$14,400; \$30 recording fees and a lot clearing fine/lien of \$388.14 for a total penalty of \$14,818.14

I am hoping that paying \$200 for the costs of the lot clearing and a nominal fine of \$200 for a total of \$400.00 in fines will be enough to appease interested parties. Please understand that I also have to pay taxes, utilities, moving, plus the remodeling cost to get this property habitable.

The main reason I am asking for a reduction/rescindment is because of a "typo" in the mailing address the City had been using, preventing Ms. Reno from receiving official mail. Please contact Ms. Colleen Grier for confirmation. In the 2 years Ms. Reno owned the property, she never received notice of any violation or the subsequent daily \$50 fines.

The first time I knew of an issue was when I was trying to pull a building permit in May or June 2016, whereupon I immediately corrected the violations as confirmed by Officer Morabito who issued an Affidavit of Compliance. This violation was because the house was not boarded up properly and lot clearing.

Please know I have been trying to get to Ft. Pierce since 2014. For the last year and a half I have been taking care of Ms. Reno and with the help of hospice, trying to make the end of her life bearable. My life is basically on hold till this matter is resolved and I can pull a building permit for 1021 Ave M to erect a metal garage to store my stuff. Once I have a place to land, I can sell this house here in Texas and move to Ft. Pierce to begin fixing up the house, buy a boat and go fishing for the next few years, as per plan.

Any effort to help me resolve this issue is greatly appreciated. If you have any questions or need additional info, feel free to contact me. I am including a copy of Ms. Reno's death certificate, and am swearing that this information is true and correct and will have it notarized. I just received a special warranty deed from the attorney and will file it to put property into my name.

James Greenfield

James Greenfield

Date: 8/1/16

State of Texas

County of Bastrop

Before me, the undersigned authority, on this day, personally appeared **James Greenfield**, who provided a drivers license issued by the State of Texas that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, on the 1 day of August 2016

Hattie Campion

Notary Public, State of Texas



OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	1021 AVE M Fort Pierce FL 34950
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I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(c), I understand the requirements to be met and that my request will be heard and determination made by either the Special Magistrate or Code Enforcement Board that authorized Order Assessing Fine and Imposing Lien.

I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

James Greenfield 8/1/10 JAMES Greenfield
Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

City Representative Date Printed Name



STATE OF TEXAS
CERTIFICATION OF VITAL RECORD

COUNTY OF BASTROP

STATE OF TEXAS		CERTIFICATE OF DEATH		STATE FILE NUMBER		105	
1. LEGAL NAME OF DECEASED (Include AKA's, if any) (First, Middle, Last) JAN RENO				2. DATE OF DEATH - ACTUAL OR PRESUMED (mm-dd-yyyy) MARCH 1, 2016			
3. SEX FEMALE		4. DATE OF BIRTH (mm-dd-yyyy) MARCH 21, 1931		5. AGE - Last Birthday (Years) 84		6. BIRTHPLACE (City & State or Foreign Country) LONG BEACH, CA	
7. SOCIAL SECURITY NUMBER 57-40-2049		8. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown		9. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage)			
10a. RESIDENCE STREET ADDRESS 1709 GARFIELD ST				10b. APT. NO.		10c. CITY OR TOWN BASTROP	
10d. COUNTY BASTROP		10e. STATE TEXAS		10f. ZIP CODE 78602		10g. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
11. FATHER'S NAME PRIOR TO FIRST MARRIAGE ZACHARY TAYLOR MALABY				12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE EDNA PEARL HOXIE			
13. PLACE OF DEATH (CHECK ONLY ONE) <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)							
14. COUNTY OF DEATH BASTROP							
15. CITY/TOWN, ZIP (IF OUTSIDE CITY LIMITS, GIVE PRECINCT NO) BASTROP, 78602							
16. FACILITY NAME (If not institution, give street address) 1709 GARFIELD ST							
17. INFORMANTS NAME & RELATIONSHIP TO DECEASED JAMES GREENFIELD - MPOA							
18. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code) 1709 GARFIELD ST, BASTROP, TX 78602							
19. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input checked="" type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (Specify)							
20. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH SOPHIA ROSE MAVROUDAS BY ELECTRONIC SIGNATURE, 1234							
21. Section 23 Block Unknown Lot Space							
22. PLACE OF DISPOSITION (Name of cemetery, crematory, other, place) TSU FORENSIC ANTHROPOLOGY CNTR							
23. LOCATION (City/Town, and State) SAN MARCOS, TX							
24. NAME OF FUNERAL FACILITY TSU FORENSIC ANTHROPOLOGY CNTR - SAN MARCOS							
25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code) 601 UNIVERSITY DRIVE, SAN MARCOS, TX 78666							
26. CERTIFIER (Check only one) <input checked="" type="checkbox"/> Certifying physician - To the best of my knowledge, death occurred due to the cause(s) and manner stated. <input type="checkbox"/> Medical Examiner/Justicer of the Peace. On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.							
27. SIGNATURE OF CERTIFIER POMPEYO CHAVEZ BY ELECTRONIC SIGNATURE							
28. DATE CERTIFIED (mm-dd-yyyy) MARCH 18, 2016							
29. LICENSE NUMBER M7794							
30. TIME OF DEATH (Actual or presumed) 20:42							
31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code) POMPEYO CHAVEZ 3401 HWY 71 E SUITE 101, BASTROP, TX 78602							
32. TITLE OF CERTIFIER MD							
33. PART 1. ENTER THE CHAIN OF EVENTS - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH a. PANCREATIC CANCER Due to (or as a consequence of): b. Due to (or as a consequence of): c. Due to (or as a consequence of): d.							
34. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
35. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No							
36. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined							
37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Probably <input checked="" type="checkbox"/> Unknown							
38. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to one year before death <input type="checkbox"/> Unknown if pregnant within the past year							
39. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)							
PART 2. ENTER OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH, BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1. NOT APPLICABLE							
40a. DATE OF INJURY (mm-dd-yyyy) 40b. TIME OF INJURY 40c. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)							
40d. LOCATION (Street and Number, City, State, Zip Code) FILED MAR 21 2018							
40e. COUNTY OF INJURY BASTROP COUNTY, TEXAS							
41. DESCRIBE HOW INJURY OCCURRED							
42a. REGISTRAR FILE NO. 01-088							
42b. DATE RECEIVED BY LOCAL REGISTRAR MARCH 21, 2016							
42c. REGISTRAR REGISTRAR - BASTROP COUNTY CLERK, ELECTRONICALLY FILED							
EDR NUMBER: 000001869039							

The penalty for knowingly making a false statement in this form can be \$10,000 (Health and Safety Code, Sec. 195.1889)

WARNING

Property Identification

Site Address: 1021 Avenue M Map ID: 24/04G	Parcel ID: 2404-801-0006-000-7 Zoning: R3	Account #: 17642 Use Type: 0100	Sec/Town/Range: 04/35S/40E Jurisdiction: Fort Pierce
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Ownership

Jan Reno
1709 Garfield St
Bastrop, TX 78602

Legal Description

PROSPERITY PARK BLK 1 LOTS 6 AND 7 (OR 3644-2694)

Current Values

Just/Market: \$22,200	Assessed: \$22,200
Exemptions: \$0	Taxable: \$22,200

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$22,200	\$22,200	\$0	\$22,200
2014	\$21,900	\$21,900	\$0	\$21,900
2013	\$20,800	\$20,800	\$0	\$20,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
06-16-2014	3644 / 2694	0112	SP	Federal National Mortgage Assoc,	\$17,000
04-25-2014	3625 / 1116	0112	CT	Reyes,Johana	\$0
08-18-2006	2643 / 2396	XX00	WD	Knight,Andrew	\$55,000

Primary Building Information

Finished Area of this building: 1,056 SF
Gross Area of this building: 1,088 SF

Exterior Data

View:	Roof Cover: Asph Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1964	Frame:	Grade: D-	Effective Year: 1976
Primary Wall: Frm Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	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):	1,056
Gross Area (SF):	1,088
Land Size (acres):	0.33
Land Size (SF):	14,200
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
SITE DEV S-F	1	1	2001

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.

Special Magistrate Blandino Hearing**5. B.****Meeting Date:** 10/05/2016**Information****SUBJECT:**

15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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CASE INFORMATION:

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

OWNER: Joy A Scott (TR) & Joy S. Leach 704 S 7th Street Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

- 5-1.101.2.1 Unsafe Building**
- 5-368 Property Maintenance**
- 5-1.105.1 Permit Required**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 108.1.3 Structure Unfit for Human Occupancy**
- IPMC 304.13 Window & Door Frames**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 304.18 Building Security**
- IPMC 309.1 Infestation**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 504.1 Plumbing Fixture**
- IPMC 505.1 Water System**
- IPMC 602.2 Residential Heat Supply**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.1 Fire Protection Systems**

FINDINGS/ORDER:

October 7, 2015 Special Magistrate found Joy A Scott (TR) responsible for the above violations and gave them 60 days to correct the violations or be assessed \$100.00 per day until the property is brought into compliance.

ACTION DATES:

1. The Property Card shows the owner of property as Joy A Scott (TR) & Joy A Leach, 704 S 7th St., Ft. Pierce, FL 34950.
2. December 15, 2015 an inspection was made, the property was not in compliance, the fines began.
3. May 25, 2016 a second letter was sent to the above address informing the property owners that the fines were accruing.
4. August 2, 2016 prior to recording lien, Code Compliance Manager Arraiz instructed staff to send notice to Ms. Scott's place of business.
5. August 23, 2016 sent notice of fines accruing to Joy A Scott (TR) & Joy S Leach, 724 Orange Avenue, Ft. Pierce, FL 34950.
6. September 13, 2016 received letter from Tracy N. Davis, Esq. of the Law Offices of Tracy Davis requesting a hearing to clarifying the violations being charged and the fines that are accruing.

RECOMMENDATION:

The fines are accruing at \$100.00 per day. The total as of 09/15/2016 is \$27,520.00 with \$20.00 being recording fees.

Recommendation to be determined.

Attachments

Legal

1 Tax Card

Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 09/27/2016

Started On: 09/15/2016 01:29 PM

THE LAW OFFICES OF TRACY DAVIS

3601 SW FOREMOST DRIVE
PORT SAINT LUCIE, FLORIDA 34953
772-834-6355
Lawfirmtracy@aol.com

September 13, 2016

VIA Hand Delivery

RE: Joy Scott and Joy S. Leach
724 Orange Avenue
Ft Pierce, FL 34950

Property Address of alleged Violation: 416 CEDAR PL

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34950

This letter is to contest the fine and to disagree with the findings of noncompliance that was sent to Mrs. Joy Scott on August 23, 2016. The tenant that was in the property did not want to pay rent. As a result, he made the complaint with the City and damaged the property so that he would not have to pay. The violation states that there was no electricity in the living area where the fans are located. This was not correct. There is and always was electricity. The cord for the fan was hidden and could not be seen therefore it appeared that the fan was not working and the lights were out. The pipe underneath the sink has been corrected. The bathroom door always had a mechanism to lock the door but it is placed higher than normal eye level so that a child would not go and lock themselves inside.

The termite situation is being handled but my client needs more time due to lack of funds to completely take care of the situation. For the most part, my client has had some financial difficulty and some of these things were not taken care of due to her lack of funds.

If you take a look at the first letter sent to Mrs. Scott, it was sent to a different address than the 724 Orange Avenue, Fort Pierce, FL 34950. Mrs. Scott states that she did not receive the notice of violation until it was mailed to her with the letter dated August 23, 2016 regarding placing a lien on her property.

Therefore, we are requesting a hearing so that we can clarify what has been fixed and what was never a violation due to her tenants actions.

Sincerely,


Tracy N. Davis, Esq.

Property Card

Site Address: 416 CEDAR
 PL
 Map ID: 24/10N

Parcel ID: 203-705-0150-
 000-3
 Zoning: C3

Account #: 16045
 Use Type: 0100

Sec/Town/Range:
 10/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Joy A Scott (TR)
 Joy S Leach *ok*
 704 S 7th St
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 17-
 L- LOT 9-LESS W 5 FT- AND ALL LOT 10 (MAP 24/10C)
 (OR 374-1846: 382-906: 1091-197; 2484-2072)

Current Values

Historical Values 3-year

Just/Market:	Assessed:	Year	Just/Market	Assessed	Exemptions	Taxable
\$24,200	\$24,200	2015	\$24,200	\$24,200	\$0	\$24,200
Exemptions: \$0	Taxable: \$24,200	2014	\$24,500	\$24,500	\$0	\$24,500
		2013	\$24,800	\$24,800	\$0	\$24,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-07-2006	2484 / 2072	02	WD	Leach, Joy S	\$100
07-30-1997	1091 / 0197	01	QC	Alvin D Leach	\$100
04-01-1982	0374 / 1846	00	CV		\$20,000

Primary Building Information

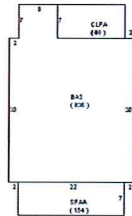
Finished Area of this building: 836 SF
 Gross Area of this building: 1,088 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HD-
Year Built: 1920	Frame:	Grade: D-	Effective Year: 1955
Primary Wall: Hardwood Lap	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: Sing Pine



Total Areas

Finished/Under Air (SF):	836
Gross Area (SF):	1,088
Land Size (acres):	0.22
Land Size (SF):	9,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	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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Property Identification

Site Address: 416 CEDAR Parcel ID: 2403-705-0150- Account #: 16045 Sec/Town/Range:
 PL 000-3 10/35S/40E
 Map ID: 24/10N Zoning: C3 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Joy A Scott (TR)
 Joy S Leach
 704 S 7th St
 Fort Pierce, FL 34950

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE BLK 17-
 L- LOT 9-LESS W 5 FT- AND ALL LOT 10 (MAP 24/10C)
 (OR 374-1846: 382-906: 1091-197; 2484-2072)

Current Values

Just/Market: \$18,300 Assessed: \$18,300
 Exemptions: \$0 Taxable: \$18,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$18,300	\$18,300	\$0	\$18,300
2015	\$24,200	\$24,200	\$0	\$24,200
2014	\$24,500	\$24,500	\$0	\$24,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-07-2006	2484 / 2072	XX02	WD	Leach, Joy S	\$100
07-30-1997	1091 / 0197	XX01	QC	Alvin D Leach	\$100
04-01-1982	0374 / 1846	XX00	CV		\$20,000

Primary Building Information

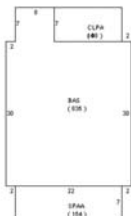
Finished Area of this building: 836 SF
 Gross Area of this building: 1,088 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD-
 Year Built: 1920 Frame: Grade: D- Effective Year: 1955
 Primary Wall: Hardwood Lap 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: Sing Pine



Total Areas

Finished/Under Air (SF):	836
Gross Area (SF):	1,088
Land Size (acres):	0.22
Land Size (SF):	9,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	180	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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Special Magistrate Blandino Hearing**6. 0.****Meeting Date:** 10/05/2016

Information**SUBJECT:**

14-1232	302 S 33rd Street	Moreno, Pedro	Andy Avery
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CASE INFORMATION:

Case Initiated:	June 13, 2014	Type of Presentation:	Lien Reduction
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OWNER:

OWNER: Pedro Moreno 3205 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-368 (1) Property Maintenance

FINDINGS/ORDER:

March 4, 2015 Special Magistrate found Pedro Moreno responsible for violation and ordered them to be corrected within 30 days to obtain a permit and comply with all permit conditions or a fine of \$50.00 per day would be assessed.

ACTION DATES:

1. May 11, 2015 an inspection was made, the property was not in compliance, the fines started.
2. May 31, 2016 an inspection was made, the property was now in compliance, the fines stopped.
3. May 31, 2016 staff mailed letter notifying property owner that the violations were in compliance and if he wished to contest the fine he should notify staff within 20 days with a written detailed statement as to why he disagreed.
4. September 9, 2016 Order Assessing Fine and Imposing Lien was recorded in the Clerk of Circuit Court St. Lucie County.
5. September 19, 2016 received Request for Reduction or Rescindment of Fines/Liens.

RECOMMENDATION:

The total amount of accrued fines \$19,340.00 (\$40.00 recording fees).
To be determined.

Attachments

Tax Card
Fines

Request for Reduction

7 Criteria

History

Administration Costs

Form Review

Form Started By: Collen Greer

Started On: 09/27/2016 10:08 AM

Final Approval Date: 09/27/2016

Property Identification

Site Address: 302 S 33rd ST Parcel ID: 2408-805-0014- Account #: 137532 Sec/Town/Range:
 000-0 08/35S/40E
 Map ID: 24/08S Zoning: C3 Use Type: 0800 Jurisdiction: Fort Pierce

Ownership

Pedro Moreno
 3205 Boston Ave
 Fort Pierce, FL 34950

Legal Description

WYLDWOOD PARK S/D BLK 2 LOT 4 AND N 29 FT OF
 LOT 5-LESS W 5 FT- (OR 3631-1273)

Current Values

Just/Market: \$82,400 Assessed: \$80,420
 Exemptions: \$0 Taxable: \$80,420

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$82,400	\$80,420	\$0	\$80,420
2015	\$75,200	\$75,200	\$0	\$75,200
2014	\$73,000	\$73,000	\$0	\$73,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-06-2014	3631 / 1273	0001	SP	Transtitle Properties Inc,	\$40,000
11-08-2013	3581 / 0326	0112	SP	Grand Bank For Saving FSB,	\$0
10-03-2013	3566 / 1629	0112	CT	Orniste,Dieu M	\$12,200

Primary Building Information

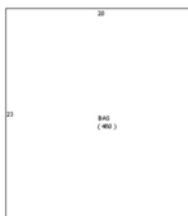
Finished Area of this building: 460 SF
 Gross Area of this building: 460 SF

Exterior Data

View: Roof Cover: Fibrglss Shg Roof Structure: Gable Building Type: HD-
 Year Built: 1957 Frame: Grade: D- Effective Year: 1976
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 3 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	2,272
Gross Area (SF):	2,464
Land Size (acres):	0.23
Land Size (SF):	9,840
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Information

Address: 302 S 33RD ST
 FT PIERCE, FL 34947
 Location ID: 18606
 TAX ID #: 2408-805-0014-000/0
 Alternate ID description:
 Zoning: C3 GENERAL COMMERCIAL
 Subdivision:

Case General Information

Case status: FL FINES/LIENS RUNNING
 Status date: 5/11/2015
 Case type: CE CODE ENFORCEMENT VIOLATION
 Reported date: 6/12/2014
 Origination: IP INSPECTION
 Default inspector: AA Andy Avery
 Credit balance: .00

Owner Information

Owner name: MORENO, PEDRO
 Address: 3205 BOSTON AVE
 City: FT PIERCE, FL 34950
 Phone: 0
 Notice: Y
 Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PROPERTY MAINTENANCE (1)	AC		1	6/12/2014	
PROPERTY MAINTENANCE (4)	AC		1	6/12/2014	

Case Data

Description Data

Active Inspections

Type	Insp ID	Schedule Date
No scheduled inspections exist		

Type	Description	Transaction	Amount Due	Amount Billed	Starting date	Ending date	Daily fee	Lien amount
Lien paid								
A1	RECORD AFF OF COMPLIANCE .00	10.00	10.00	.00	5/31/2016		.00	10.00
CF	CODE ENFORCE BD FINES - 1 .00	19300.00	19300.00	.00	5/11/2015	5/31/2016	50.00	19300.00
N1	RECORD AFF OF NON-COMP .00	10.00	10.00	.00	5/14/2015		.00	10.00
RL	RECORD OF LIEN .00	10.00	10.00	.00	9/09/2016		.00	10.00
RV	RECORD ORDER OF VIOLATION .00	10.00	10.00	.00	5/14/2015		.00	10.00

Prepared 9/19/16, 8:43:25
Program HTDFTAL
User ID COLLEEN

Case Master Inquiry - (CEN200I001)
Screen detail for Program: CE CEN200I, Fees
Case 14-00001232

Type Description Transaction Amount Due Amount Billed Starting date Ending date Daily fee Lien amount

(Continued)

.00 19340.00 19340.00 .00 19340.00

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

Date:	09/19/16		
Property address:	302 S 33rd st		
Owner(s) of record:	Pedro Moreno		
Mailing address:	3205 Boston Ave		
Property tax ID #:	2408-805-0014-000-0		
Original purchase date:	May 6, 2014	Original purchase price:	40,000
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:	Pedro Moreno	Relationship to owner(s):	Juan Moreno / Brother
Telephone #:	(772) 446-2185	Mobile phone #:	(772) 201-5426
E-mail:	Desinwheeler@hotmail.com	Preferred contact method:	phone
What are owner(s) intentions for property:	Church / Bible Studies		
Amount of Lien:	19,340	Date Fine Initiated:	
Are there current code violations?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Explain: (please attached notice)	
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

\$ 19,340

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 19,340

DOLLAR AMOUNT I AGREE TO PAY

\$ 0

Pedro Moreno
 Signature of Owner or Representative

9-19-16
 Date

PEDRO MORENO
 Printed Name






OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 302 S 33rd St

- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(b), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board and the City Commission.
- I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(d), I understand the requirements to be met and that I waive my right to a hearing before the City Commission.
- I am requesting that my application for lien reduction be processed through the Rules of Procedure Sec. 17(e) and that my request will be heard and determination made by the City Commission of the City of Fort Pierce.

 9-19-16 PEDRO MORENO
 Signature of Owner or Representative Date Printed Name

COFP – APPLICATION PROCESS DETERMINATION

- Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.
- Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before either the Special Magistrate or Code Enforcement Board that authorized the Order Assessing Fine and Imposing Lien.

 City Representative Date Printed Name





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 are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 302 S 33rd st

Property Owner: Pedro Moreno

Mailing Address: 3205 Boston Ave

Telephone #: (772) 359-8642 Cell Phone #: (772) 446-2185

E-Mail Address: devonwheeler@hotmail.com

Is the property in compliance? Yes If no, please explain in the narrative of your request.



I, Pedro MORENO, 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 purchased this property in May 2014. A month after purchase I was put in violation for broken windows. I consulted a contractor for a price but it was too much for me to pay at that time. I needed impact windows since I have no shutters and new doors. In July of 2015 I hired a contractor to remove / install new Impact windows / doors / stucco. I put 15K into this building to get it compliant. A final was overlooked on the windows and we were never alerted about this from the city. My contractor has since pulled and paid for the same permit as before so that he could call in a final.

Date: 09-20-16

Signed: 
Print Name: Pedro MORENO

STATE OF FLORIDA

COUNTY OF ST. LUCIE

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

SWORN TO AND SUBSCRIBED before me this 20th day of September, 2016.



Colleen Hayes
Notary Public, State of Florida



**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE
SM OCTOBER 5, 2016**

Case No: 14-1232

Address: 302 S 33rd Street

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	AFTER FINES STARTED OWNERS GOT PERMIT TO MAKE REPAIRS.
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:	LETTER SENT 7/14/14. HEARING 2/10/15. FINES STARTED 5/11/15. FINES STOPPED 5/31/16.
3.) The length of time necessary to bring the property into compliance:	1 YEAR 10 MONTHS
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:	TWO INCLUDING THIS CASE.
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	3205 BOSTON AVE – CASE 07-1764 3205 BOSTON AVE – CASE 09-0972 3205 BOSTON AVE – CASE 16-1380
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

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Administrative Cost Estimator

9/27/2016

Property Address: 302 S 33rd Street (14-1232)

Date case originated: 6/13/2014

Date case complied: 5/31/2016

Total time: 23 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>6</u>	\$3.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>23</u>	\$1,150.00
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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: \$2,125.74

Special Magistrate Blandino Hearing**7. A.****Meeting Date:** 10/05/2016**Re:** Case #14-1543 - 1709 N 16th Street - RECALL**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

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

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

OWNER: Alfredia Sturrup P. O. Box 884 Loxahatchee, FL 33470	EXECUTOR: Johnny Brown 2003 Avenue Q Ft. Pierce, FL 34950	
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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.
5. March 2, 2016 Special Magistrate ordered a 180 day extension of time to comply the violations. The expiration date is September 2, 2016
6. September 7, 2016 the Special Magistrate heard the request and learning that the City Attorney, lola Mosley has been communicating with Mr. Brown's attorney, continued the case until the October 5 meeting.

RECOMMENDATION:

1. To be determined.

Attachments

Order
Tax Card

Form Review

Form Started By: Collen Greer
Final Approval Date: 09/13/2016

Started On: 08/16/2016 01:51 PM

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 14-1543

RE: Violation of Section(s): 5-368 (1) (3) (4)

TO: Mr. Johnny Brown
2003 Avenue Q
Ft. Pierce, FL 34950

Violator: ALFREDIA STURRUP (Deceased)
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)

ORDER APPROVING RESPONDENT'S REQUEST FOR EXTENSION OF TIME

THIS CAUSE came before the Special Magistrate on March 2, 2016 upon the request of the Johnny Brown, 2003 Avenue Q, Ft. Pierce, FL 34950, uncle of Alfredia Sturruup (deceased) for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015, and the Special Magistrate, having reviewed and considered such request and being otherwise advised in the premises finds that such request should be approved. Accordingly, it is **ORDERED** as follows:

1. That the Respondent's request for an extension of time within which to comply with the Order Determining Violation dated April 1, 2015 is hereby approved.
2. The property must be maintained, boarded up, and secure and in the event the violation is not remedied within 180 days after the date of this Order, the Respondent is ordered to contact the Code Enforcement Staff and request an additional hearing for another extension of time.
3. This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property.
4. The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149, when the violation is corrected.

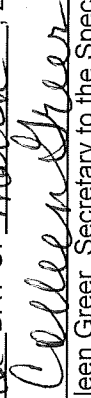
DONE AND ORDERED this 3rd day of March, 2016.



Frank Blandino, Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4166051 03/04/2016 at 09:20 AM
OR BOOK 3843 PAGE 17 - 17 Doc Type: ORD
RECORDING: \$10.00

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS
3rd DAY OF March, 2016.



Colleen Greer, Secretary to the Special Magistrate

Property Identification

Site Address: 1709 N 16th ST
 Map ID: 24/04N
 Parcel ID: 2404-512-0001-000-5
 Zoning: R3
 Account #: 16399
 Use Type: 0100
 Sec/Town/Range: 04/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Alfredia Sturup (EST)
 %Johnny C Brown
 2003 Avenue Q
 Fort Pierce, FL 34950

Legal Description

IRENE PLAZA BLK 1 LOTS 1 AND 2 (OR 3198-2533)

Current Values

Just/Market: \$18,300
 Exemptions: \$0
 Assessed: \$18,300
 Taxable: \$18,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$18,300	\$18,300	\$0	\$18,300
2014	\$20,400	\$20,400	\$0	\$20,400
2013	\$18,000	\$18,000	\$18,000	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
05-19-2010	3198 / 2533	0130	WD	Brown, Johnnie C	\$100
12-01-1986	0527 / 0601	XX01	CV		\$23,000
07-01-1986	0507 / 1906	XX01	CV		\$18,600

Primary Building Information

Finished Area of this building: 1,948 SF
 Gross Area of this building: 2,263 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: HC-
Year Built: 1940	Frame:	Grade: C-	Effective Year: 1940
Primary Wall: Wood/Sheath	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,948
Gross Area (SF):	2,263
Land Size (acres):	0.32
Land Size (SF):	14,080
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
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This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Blandino Hearing**7. B.****Meeting Date:** 10/05/2016**Re:** Case #16-0973 - 624 1/2 Texas Ct**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-0973	624 1/2 Texas Ct.	Fernandez, Shirley	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 18, 2016	Type of Presentation:	Regular - Cont. from 9/7/2016
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OWNER:

OWNER: Shirley D Fernandez 622 1/2 Texas Ct. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building
 5-1.105.1 Permit Required
 IPMC 108.1.1 Unsafe Structure
 IPMC 108.1.3 Structure Unfit for Human Occupancy
 IPMC 304.1 Exterior Structure
 IPMC 304.5 Foundation Walls
 IPMC 304.7 Roofs & Drainage
 IPMC 304.13 Windows, Doors & Frames
 IPMC 304.15 Exterior Doors
 IPMC 305.3 Interior Surfaces
 IPMC 305.2 Structural Members
 IPMC 503.1 Toilet Room Privacy
 IPMC 504.1 Plumbing Fixtures
 IPMC 506.2 Sanitary Drainage System Maintenance
 IPMC 605.1 Electrical Equipment
 IPMC 704.2 Smoke Alarms

CORRECTIVE ACTIONS:

1. The east side of this structure is uninhabitable due to substandard condition; plumbing deficiencies, electrical deficiencies and the condition of the sub-floor and exterior walls.
2. Hire a properly licensed contractor to repair or replace the roof.
3. Hire a properly licensed contractor to repair the exterior walls.
4. Hire a properly licensed contractor to repair, replace or remove the concrete wall (fence).
5. Hire a properly licensed contractor to bring all exposed wiring to code.
6. Repair or replace all doors, door frames and weather stripping so that the doors are

weather tight.

7. Properly seal all exterior walls so that they are weather tight; and to prevent entry of rodents and insects.
8. Properly seal the windows with window units to ensure they are weather tight; and to prevent the entry of rodents and insects.
9. Repair or replace all damaged door hardware and locks.
10. Repair or replace all broken windows.
11. Replace all damaged smoke alarms and install additional smoke alarms as required.
12. Repair all holes in the ceiling and walls.
13. Repair the door hardware on the bathroom door to provide privacy as required.
14. Repair or replace all damaged plumbing fixtures, faucets and handles.
15. Repair or replace all damaged water and sanitary sewer lines.
16. Properly abandon the exterior plumbing previously used for a washing machine.
17. Properly label the breakers in the panel.
18. Obtain a permit for the water heater that was replaced 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: 09/13/2016

Started On: 08/04/2016 02:45 PM