

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, January 18, 2017 - 9:00 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE BUSINESS**

A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**

B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**

4. **PUBLIC HEARINGS - VIOLATION CASES**

a.

16-2152	2421 Avenue D	New Global Holdings Inc	Shaun Coss
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b.

16-2131	2110 Avenue G	2110 Avenue G Land Trust	Shaun Coss
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c.

16-1368	2506 S 30th St	Khawand, Charbel & Jean	Shaun Coss
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d.

16-0682	1031 S Indian River Dr.	Koch(TR), Edward & Gayle	Shaun Coss
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e.

16-2105	2504 Orange Ave	Cadenhead, Thomas	Shaun Coss
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f.

16-2651	1718 Rio Vista Dr.	Mueller-Peters, Horst	Isaac Saucedo
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

0.

15-0105	2909 Sunrise Boulevard	Shotto, Patricia	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

0.

14-0402	1609 Citrus Avenue	Massoni, Thomas (Est)	Peggy Arraiz
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7. **OTHER CASES**

A.

15-1083	604 Emil Drive	Luna, Maria G.	Ext of Time - Coss
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B.

15-1079	504 Emil Drive	Gansauer, Rosalind W	Ext. of Time - 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 Hearing**4. a.****Meeting Date:** 01/18/2017**Re:** Case #16-2152 - 2421 Avenue D**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-2152	2421 Avenue D	New Global Holdings Inc	Shaun Coss
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CASE INFORMATION:

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

OWNER: New Global Holdings Inc. 215 SW 125th Ave Davie, FL 33325	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.4.1.2 Expired Permit****CORRECTIVE ACTIONS:**

1. Renew or properly close out permits 15-1479 and 15-1480 for signage. Renew and properly close out permits 15-885 for natural gas installation and permit 15-1124 for the installation of the fire suppression system.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 30 days to obtain a permit and comply with all permit conditions or a fine of \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 12/28/2016

Started On: 12/21/2016 08:44 AM

Special Magistrate Hearing**4. b.****Meeting Date:** 01/18/2017**Re:** Case #16-2131 - 2110 Avenue G**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-2131	2110 Avenue G	2110 Avenue G Land Trust	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 2, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: 2110 Avenue G Land Trust C/O Boca Real Estate Group LLC 7050 W Palmetto Park Rd. Suite 15-675 Boca Raton, FL 33433	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 304.7 Roofs & Drainage****IPMC 305.3 Interior Surfaces****IPMC 504.1 Plumbing Fixtures****IPMC 506.2 Sanitary Drainage System Maintenance****IPMC 704.2.1 Smoke Alarms****CORRECTIVE ACTIONS:**

1. Unclog all clogged pipes and repair leaking or otherwise damaged pipes. There is standing water in the structure due to plumbing deficiencies.
2. Repair or replace the roof where it is leaking.
3. Repair or replace all water damaged drywall. Repair the drywall where it is cracking.
4. Obtain a permit for the replacement of the HVAC system.
5. Properly seal all exterior walls. Daylight is visible from the inside of the south east room.
6. Install smoke alarms as required.

RECOMMENDATION:

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

Form Review

Form Started By: Shaun Coss

Started On: 12/21/2016 08:53 AM

Final Approval Date: 12/28/2016

Special Magistrate Hearing**4. c.****Meeting Date:** 01/18/2017**Re:** Case #16-1368 - 2506 S 30th St**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-1368	2506 S 30th St	Khawand, Charbel & Jean	Shaun Coss
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CASE INFORMATION:

Case Initiated:	May 26, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Charbel & Jean Khawand 1402 236th Ave NE Sammamish, WA 98074	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****CORRECTIVE ACTIONS:**

1. Obtain a permit for the replacement of the wall board behind the new tile in the shower area.

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 \$50.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
Final Approval Date: 12/28/2016

Started On: 12/21/2016 09:07 AM

Special Magistrate Hearing

4. d.

Meeting Date: 01/18/2017

Re: Case #16-0682 - 1031 S Indian River Dr.

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

Information

SUBJECT:

16-0682	1031 S Indian River Dr.	Koch(TR), Edward & Gayle	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 21, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Edward L Koch (TR) & Gayle A Koch (TR) 1031 S Indian River Dr. Fort Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-318.101 Floodplain Development Permit Required

CORRECTIVE ACTIONS:

1. Obtain a permit for the placement of rock and any additional work that was done within the floodplain.

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: 12/20/2016

Started On: 11/09/2016 03:41 PM

Special Magistrate Hearing

4. e.

Meeting Date: 01/18/2017**Re:** Case #16-2105 - 2504 Orange Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2105	2504 Orange Ave	Cadenhead, Thomas	Shaun Coss
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CASE INFORMATION:

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

OWNER: Thomas Cadenhead & John F D Peterson & Benjamin S Forkner III C/O Thomas Cadenhead 3275 Lannie Rd. Jacksonville, FL 32218	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.101.2.1 Unsafe Building****IPMC 304.7 Roofs & Drainage****IPMC 305.3 Interior Surfaces****IPMC 605.4 Wiring****CORRECTIVE ACTIONS:**

1. The ceiling in the office area is sagging in several areas. Repair the roof or obtain certification from a properly licensed roofer that the roof is water tight.
2. Repair or replace the sagging ceilings.
3. Remove the extension cord running through the ceilings and walls.

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 \$250.00 per day be assessed.

Form Review

Form Started By: Shaun Coss
 Final Approval Date: 12/28/2016

Started On: 12/21/2016 08:35 AM

Special Magistrate Hearing**4. f.****Meeting Date:** 01/18/2017**Re:** Case # 16-2651 - 1718 Rio Vista Dr.**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2651	1718 Rio Vista Dr.	Mueller-Peters, Horst	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	November 17, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Horst Mueller-Peters Wolkenburgstrasse 8 Koeln 50939,00000	OCCUPIED BY: John L Lambert 1718 Rio Vista Dr. Fort Pierce, FL 34949
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VIOLATIONS:

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

Outside storage of any garbage, rubbish, trash, boxes, tires, abandoned or inoperative appliance, mechanical equipment or parts, construction material, tools, machinery, wood and all other miscellaneous items are not allowed.

CORRECTIVE ACTIONS:

1. Please remove all plywood, buckets, tools, storage bins and all other miscellaneous items located throughout the yard.

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 \$150.00 per day be assessed.

Form Review

Form Started By: Isaac Saucedo

Started On: 12/28/2016 03:45 PM

Final Approval Date: 01/04/2017

Special Magistrate Hearing**5. 0.****Meeting Date:** 01/18/2017**Information****SUBJECT:**

15-0105	2909 Sunrise Boulevard	Shotto, Patricia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	January 14, 2015	Type of Presentation:	Massey Hearing - RECALL
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OWNER:

OWNER: Patricia Shotto 709 Emil Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.1 Permit Required.****FINDINGS/ORDER:**

May 20, 2015 Special Magistrate Ross found the owner in violation and gave her 60 days to revise and apply for permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. May 22, 2015 an inspection was made, violation(s) were not in compliance, fines began.
2. August 4, 2015 received letter from Patricia Shotto requesting a Massey hearing.
3. September 16, 2015, Special Magistrate stopped the fines from accruing to allow time for compliance. There was no time limit issued.

RECOMMENDATION:

Balance as of 7/28/15 to date \$2,120.00 accumulating daily at \$100.00.
To be determined.

Attachments

Tax Card
Minutes

Form Review

Form Started By: Collen Greer
Final Approval Date: 12/20/2016

Started On: 11/28/2016 11:21 AM

Prior to the presentation of the case Special Magistrate Ross disclosed that she knows Patricia Shotto and her family; however, this will not affect her decision regarding the case.

Shaun Coss read the facts of the case. An inspection was made on May 20, 2015, the violations were not in compliance and the fines began. On August 4, 2015 Staff received a letter contesting the fines. He stated that Ms. Shotto has submitted the revisions for the permit and it's ready to be picked up. Staff would be willing to stop the fines at this time to allow her time to comply.

Patricia Shotto was sworn in for testimony. She stated that she is waiting to hear if the windows that were installed will pass the inspection because if she has to put in different ones to comply with the new energy requirements, it's going to be expensive. She was told by the building department that she has until October 1st to get the windows permitted. This was confirmed by Margaret Arraiz. Because she has been working to get this done and the permit has been issued Ms. Arraiz suggested that the Special Magistrate stop the fines from accruing and continue the case to allow Ms. Shotto the time she needs to comply the permit. This was agreed to by all parties.

Motion was made by Fran O. Ross that the fines be stopped from accruing as of the date of hearing and continue this request until further notice to allow respondent time to obtain the permit and comply with the conditions of the permit. When the violations are complied, you can request another hearing and request a reduction/rescindment of the fines. Failure to obtain the permit or if you allow the permit to expire, results in the matter being brought back for further consideration.

6. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS
7. REQUEST FOR EXTENSION OF TIME
8. NEW BUSINESS
9. OLD BUSINESS

Meeting adjourned at 10:00 AM.
Respectfully submitted: ,
Colleen Greer

Special Magistrate Hearing**6. 0.****Meeting Date:** 01/18/2017**Information****SUBJECT:**

14-0402	1609 Citrus Avenue	Massoni, Thomas (Est)	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	February 24, 2014	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: Thomas Massoni (EST) 1609 Citrus Avenue Ft. Pierce, FL 34950	CURRENT OWNER: Moses H. Sellers, Gregory Sellers, Felicia Moss 104 N 40th Street Ft. Pierce, FL 34947
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VIOLATIONS:

Section(s): 5-73 House Numbers
 Section(s): 5-368 (1) (4) Property Maintenance
 Section(s): 5-369 Vacant Buildings

FINDINGS/ORDER:

May 7, 2014 the Special Magistrate found Thomas Massoni (Est) responsible for the violations listed above and gave him 30 days to comply or a fine of \$250.00 per day would be assessed.

ACTION DATES:

1. June 9, 2014 an inspection was made, the violations were not complied, the fines began.
2. January 30, 2015 the Order Assessing Fine and Imposing Lien was recorded at the Clerk of the Circuit Court St. Lucie County.
3. October 28, 2016 learned of new owners and notified them of the violations and the lien.
4. On receipt of our letter the new owners contacted the officer and learned what needed to be done to comply.
5. November 10, 2016 an inspection was made, the property was now in compliance, the fines stopped.
6. November 15, 2016 received request for reduction/rescindment from Mr. Moses Sellers.
7. The total amount of lien is \$221,290.00 (\$40.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request for Reduction
 Tax Card

7 Criteria

Administration Costs

Form Review

Form Started By: Collen Greer

Started On: 11/23/2016 10:05 AM

Final Approval Date: 12/01/2016



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

Date:	11/15/16		
Property address:	1609 N citrus Ft. Pierce FLA		
Owner(s) of record:	Moses Sellers, Gregory Sellers, Felicia Moss		
Mailing address:	7703 Palomar St. Ft. Pierce FLA		
Property tax ID #:	2409-814-0031-00016		
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:	Moses Sellers	Relationship to owner(s)	
Telephone #:	X	Mobile phone #:	(772) 940-6226
E-mail:	officialofftop28@gmail.com	Preferred contact method:	
What are owner(s) intentions for property:	Rental		
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

\$ 220,000

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ all except Administrative and hard cost

DOLLAR AMOUNT I AGREE TO PAY

\$ administrative and hard cost

Moses A. Sellers
Signature of Owner or Representative

11/15/16
Date

Moses H. Sellers
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 the appropriate application for lien reduction / rescindment.
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 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: 1609 citrus Ave Ft. Pierce FLA
 Property Owner: MOSES A. SELLERS, Gregory Sellers, Feledia Moss
 Mailing Address: 7703 Palomar St. Ft. Pierce FLA
 Telephone #: ∞ Cell Phone #: (772) 940-6226
 E-Mail Address: officialofftop28@gmail.com
 Is the property in compliance? yes If no, please explain in the narrative of your request.

I, Moses H. Sellers, 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 want overage from sails to pay administrative and hard cost.

Date: 11/15/16

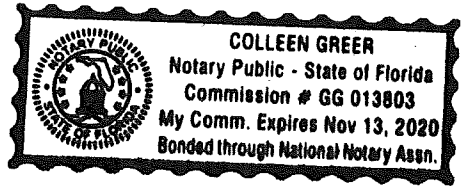
Signed: Moses H. Sellers

Print Name: MOSES H. SELLERS
Moses H. Sellers

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Moses Hezron Sellers who acknowledged before me that the information contained herein is true and correct. He or She is is not personally known to me and has produced FLDL 5462-548-84-370-0 as identification.

SWORN TO AND SUBSCRIBED before me this 15th day of November, 2016.



Colleen Greer
Notary Public, State of Florida

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address: 1609 Citrus Ave. Ft. Pierce FLA

I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

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.

Moses H. Sellers 11/15/16 MOSES H. SELLERS
Signature of Owner or Representative Date Printed Name

COFF – 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

Property Identification

Site Address: 1609 CITRUS AVE
 Map ID: 24/09S
 Parcel ID: 2409-814-0031-000-6
 Zoning: R3
 Account #: 22725
 Use Type: 0100
 Sec/Town/Range: 09/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Moses H Sellers
 Gregory Sellers
 Felicia Moss
 104 N 40th ST
 Fort Pierce, FL 34947-2579

Legal Description

REVISED PLAT OF COBB'S PARK BLK B LOT 1 (OR 3895-467)

Current Values

Just/Market: \$34,300
 Exemptions: \$0
 Assessed: \$30,580
 Taxable: \$30,580

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$34,300	\$30,580	\$0	\$30,580
2015	\$27,800	\$27,800	\$0	\$27,800
2014	\$27,400	\$27,400	\$0	\$27,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-25-2016	3895 / 0467	0111	TD	Massoni (EST) Thomas	\$0
02-28-2011	3273 / 1590	0112	SP	Federal National Mortgage Assc,	\$18,000
01-10-2011	3260 / 0223	0112	CT	Hood (EST),James	\$0

Primary Building Information

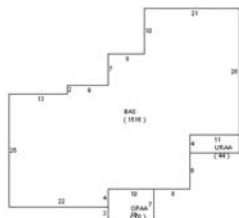
Finished Area of this building: 1,516 SF
 Gross Area of this building: 1,630 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD+
Year Built: 1950	Frame:	Grade: D+	Effective Year: 1975
Primary Wall: Abs Shingle	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 1	Sprinkled %: N/A%	Heat Fuel:	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,516
Gross Area (SF):	1,630
Land Size (acres):	0.25
Land Size (SF):	10,893
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	92	1999

This information is believed to be correct at this time but it is subject to change and is not warranted.
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**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 14-0402

Address: 1609 Citrus Avenue

1.) The gravity or seriousness of the violation:	MODERATE
2a.) Any and all actions taken by the violator to correct the violations; OR	NONE
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 CORRECTED ALL VIOLATIONS.
3.) The length of time necessary to bring the property into compliance:	2 YEARS 8 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:	N/A (NEW OWNER)
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

Administrative Cost Estimator

12/1/2016

Property Address: 1609 Citrus Avenue (14-0402)

Date case originated: 2/24/2014

Date case complied: 11/10/2016

Total time: 31 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>8</u>	\$3.52
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>8</u>	\$4.00
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Filing Fees	\$10.00	<u>4</u>	\$40.00
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Months Open	\$50.00	<u>31</u>	\$1,550.00
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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: \$2,527.62

Special Magistrate Hearing**7. A.****Meeting Date:** 01/18/2017**Re:** Case #15-1083 - 604 Emil Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

15-1083	604 Emil Drive	Luna, Maria G.	Ext of Time - Coss
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CASE INFORMATION:

Case Initiated:	July 10, 2015	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Maria G. Luna 604 Emil Avenue Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. February 3, 2016 the Special Magistrate found Maria G. Luna responsible for the violation referenced above and gave her 180 days to obtain a permit and comply with all conditions of the permit or a fine of \$100.00 per day would be assessed.
2. August 8, 2016 Office Coss issued a 90 day extension.
3. October 25, 2016 Staff received request for another extension which had to be presented to the Special Magistrate for approval.

RECOMMENDATION:

To be determined.

AttachmentsRequest
Tax Card**Form Review**Form Started By: Collen Greer
Final Approval Date: 12/20/2016

Started On: 11/23/2016 02:17 PM

10/25/16

TO: Shawn COSS

RECEIVED
OCT 25 2016
Building Department

I am requesting an extension on my property that is 604 Emil Ave. FT Pierce FLA 34982

Sincerely,
Maria G. Luna

Property Identification

Site Address: 604 EMIL AVE
 Map ID: 24/22S
 Parcel ID: 2422-602-0187-000-4
 Zoning: R4
 Account #: 30253
 Use Type: 0100
 Sec/Town/Range: 22/35S/40E
 Jurisdiction: Fort Pierce

Ownership

Maria G Luna
 604 Emil Ave
 Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS S/D-UNIT 1- E 65 FT OF W 410 FT OF LOT 38 (7) (OR 1777-2247)

Current Values

Just/Market: \$59,900
 Exemptions: \$25,000
 Assessed: \$41,109
 Taxable: \$16,109

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$59,900	\$41,109	\$25,000	\$16,109
2015	\$43,600	\$40,824	\$25,000	\$15,824
2014	\$40,500	\$40,500	\$25,000	\$15,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-08-2003	1777 / 2247	XX01	WD	Luna, Antonio G	\$18,900
04-14-1999	1217 / 0371	XX01	DE	SEC OF HOUSING AND URBAN DEV	\$46,100
07-28-1998	1193 / 2188	XX01	WD	NORWEST MORTGAGE INC	\$100

Primary Building Information

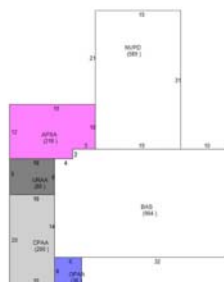
Finished Area of this building: 904 SF
 Gross Area of this building: 2,027 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1958	Frame:	Grade: C-	Effective Year: 1977
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: 1	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	904
Gross Area (SF):	2,027
Land Size (acres):	0.19
Land Size (SF):	8,450
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	288	1994
SPA-HOT TUB	1	32	1994
POOL DK-AVG	1	339	1994
CHAINLINK 4'	1	180	1999

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Special Magistrate Hearing**7. B.****Meeting Date:** 01/18/2017**Re:** Case #15-1079 - 504 Emil Drive**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

15-1079	504 Emil Drive	Gansauer, Rosalind W	Ext. of Time - Coss
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CASE INFORMATION:

Case Initiated:	July 10, 2015	Type of Presentation:	Extension of Time
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OWNER:

OWNER: Rosalind W. Gansauer 504 Emil Drive Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

CORRECTIVE ACTIONS:

1. February 3, 2016 the Special Magistrate found Rosalind Gansauer responsible for the violation referenced above and gave her 180 days to obtain a permit and comply with all conditions of the permit or a fine of \$100.00 per day would be assessed.
2. August 8, 2016 Officer Coss issued a 90 day extension.
3. October 25, 2016 Staff received a request for another extension which had to be presented to the Special Magistrate for approval.

RECOMMENDATION:

To be determined.

AttachmentsRequest
Tax Card

Form ReviewForm Started By: Collen Greer
Final Approval Date: 12/20/2016

Started On: 11/23/2016 02:40 PM

OCT 25, 2016

To Shaun Coss

RECEIVED
OCT 25 2016
Building Department

I'm requesting an attention on
my windows please!

Thank you

Rosalind Gansauer
504 Emil Dr
Ft Pierce FL 34982
772-475-1794

Property Identification

Site Address: 504 EMIL AVE
Map ID: 24/22S

Parcel ID: 2422-602-0182-000-9
Zoning: R4

Account #: 30248
Use Type: 0100

Sec/Town/Range: 22/35S/40E
Jurisdiction: Fort Pierce

Ownership

Rosalind W Gansauer
504 Emil DR
Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS-UNIT 1- E 65 FT OF W 735 FT OF LOT 38 (2) (OR 3084-947; 3089-2603: 3683-1555)

Current Values

Just/Market: \$35,400
Exemptions: \$25,000

Assessed: \$28,319
Taxable: \$3,319

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$35,400	\$28,319	\$25,000	\$3,319
2015	\$28,900	\$28,123	\$25,000	\$3,123
2014	\$27,900	\$27,900	\$25,000	\$2,900

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-22-2014	3683 / 1555	0111	QC	Gansauer Rosalind W	\$100
05-08-2009	3089 / 2603	0111	OA	Gansauer,Rosalind W	\$0
04-21-2009	3084 / 0947	0111	OA	George (EST),Sylvia J	\$0

Primary Building Information

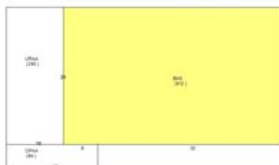
Finished Area of this building: 912 SF
Gross Area of this building: 1,216 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1957	Frame:	Grade: D	Effective Year: 1977
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: A TL/CON



Total Areas

Finished/Under Air (SF):	912
Gross Area (SF):	1,216
Land Size (acres):	0.19
Land Size (SF):	8,450
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	247	
Driv-Concret	1	360	

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