

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 1, 2017 - 9:00 a.m.

City Hall - **CONFERENCE ROOM ON SECOND FLOOR**, 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.	16-2376	3227 S US Highway 1	FKK Enterprises, Inc.	Isaac Saucedo
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b.	16-2324	1604 Avenue K Unit B	Gibbs, Queen	Shaun Coss
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c.	16-2143	907 (911) N 13th St.	Love Center Regeneration Mini	Shaun Coss
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d.	16-2142	1503 Edgewood Terr #B	Richardson Sr, Calvin	Shaun Coss
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

a.	15-0643	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
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b.	15-1339	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
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c.	15-0622	416 Cedar Place	Scott, Joy A (TR) & Leach, Joy S	Shaun Coss
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d.	16-0324	505 S 8th Street	White, Gary & Lisa	Shaun Coss
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6. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**

a.	02-8950	1509 Faber Court	Hall, Helen	Peggy Arraiz
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7. **OTHER CASES**

a.	16-0600	1217 N 22nd Street	Phillips, James M & Wanda	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**4. a.****Meeting Date:** 02/01/2017**Re:** Case #16-2376 - 3227 S US HWY**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2376	3227 S US Highway 1	FKK Enterprises, Inc.	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	October 12, 2016	Type of Presentation:	Regular - Cont. from 1/4/17
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OWNER:

OWNER: FKK Enterprises Inc 5350 E Silver Springs Blvd Silver Springs, FL 34488	OCCUPIED BY: Citgo Of Fort Pierce Inc 3227 S Us Hwy 1 Fort Pierce FL, 34982
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VIOLATIONS:

Section 5-368 (6) – Fence Maintenance

Section 22-187 (13) – Landscape Maintenance

CORRECTIVE ACTIONS:

1. Please repair chain link fence located at the back of the property. A permit may be required. Please contact the building department at (772) 467-3000 for any questions.
2. Please trim all overgrown trees located towards the back of the property near the fence.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 10 days to pull all necessary permits for the fence and trim or remove all overgrown pepper trees to comply or a fine of \$100.00 per day be assessed.

Form Review

Form Started By: Collen Greer

Started On: 01/05/2017 04:36 PM

Final Approval Date: 01/23/2017

Special Magistrate Blandino Hearing

4. b.

Meeting Date: 02/01/2017

Re: Case #16-2324 - 1604 Avenue K- Unit B

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

Information

SUBJECT:

16-2324	1604 Avenue K Unit B	Gibbs, Queen	Shaun Coss
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CASE INFORMATION:

Case Initiated:	October 11, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Queen Gibbs 1604 Avenue K Fort Pierce, FL 34950	OTHER: Queen Gibbs 2506 Avenue J Fort Pierce, FL 34950
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VIOLATIONS:

Section(s): 5-1.101.2.1 Unsafe Building

IPMC 305.3 Interior Surfaces

IPMC 309.1 Infestation

IPMC 605.2 Electrical Receptacles

IPMC 704.1 Fire Protection Systems

IPMC 305.4 Walking Surfaces

CORRECTIVE ACTIONS:

1. There is evidence of a rat infestation, have the property treated for the rat infestation.
2. Repair all holes in the drywall and other interior surfaces.
3. Repair or replace nonworking smoke alarms.
4. Replace all electrical faceplates where they are missing.
5. Repair the exterior step at the rear doorway.

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: Collen Greer
Final Approval Date: 01/25/2017

Started On: 01/05/2017 04:42 PM

Special Magistrate Blandino Hearing

4. c.

Meeting Date: 02/01/2017

Re: Case #16-2143 - 907 (911) N 13th St.

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

Information

SUBJECT:

16-2143	907 (911) N 13th St.	Love Center Regeneration Mini	Shaun Coss
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CASE INFORMATION:

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

OWNER: Love Center Regeneration Ministries, Inc. PO Box 2384 Ft. Pierce, FL 34954	OCCUPIED BY:
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.7 Roofs and Drainage**
- IPMC 304.13 Windows, Doors & Frames**
- IPMC 305.3 Interior Surfaces**
- IPMC 403.2 Bathrooms and Toilet Rooms Ventilation**
- IPMC 506.2 Sanitary Drainage System Maintenance**
- IPMC 605.1 Electrical Equipment**
- IPMC 704.2.1 Smoke Alarms**

CORRECTIVE ACTIONS:

1. Replace all missing smoke alarms.
2. Repair or replace all leaking plumbing piping.
3. Repair or replace the roof where it is leaking.
4. Repair or replace all water damaged drywall. Replace drywall where holes are present.
5. Replace the kitchen light that has been filled with water due to the leak.
6. Properly cap off exposed wiring where the drywall has been cut out by the water leak.
7. Replace the weather stripping / door sweep so that the entry door is water tight.
8. Repair or replace the bathroom ventilation 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: 01/25/2017

Started On: 01/13/2017 12:32 PM

Special Magistrate Blandino Hearing**4. d.****Meeting Date:** 02/01/2017**Re:** Case #16-2142 - 1503 Edgewood Terr #B**Submitted For:** Shaun Coss, Building Dept. Investigator, Building**Information****SUBJECT:**

16-2142	1503 Edgewood Terr #B	Richardson Sr, Calvin	Shaun Coss
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CASE INFORMATION:

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

OWNER: Calvin Richardson Sr. 720 Delaware Ave #G 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 304.13 Windows & Doors
IPMC 304.13.1 Glazing
IPMC 304.15 Exterior Doors
IPMC 504.1 Plumbing Fixtures
IPMC 505.1 Water System
IPMC 506.2 Sanitary Drainage System Maintenance
IPMC 603.1 Mechanical Equipment
IPMC 605.1 Electrical Equipment
IPMC 704.2.1 Smoke Alarms

CORRECTIVE ACTIONS:

1. Replace the smoke alarms where they are missing.
2. Repair or replace all damaged exterior door hardware and/or door frames.
3. Repair or replace all leaking kitchen sink piping.
4. The tenant is advising that the water heater doesn't work consistently. Additionally, the electrical connection to the water heater is damaged and needs to be replaced. Duct tape is not a sufficient repair.
5. Repair or replace the shower piping. The flexible hose to the shower head is attached directly to the tub faucet. Make all necessary repairs so that the shower head and tub faucet are installed as intended.
6. Repair the finish of the bath tub, it has several rust spots and sharp edges due to the disrepair.
7. Repair all non-working electrical outlets.

8. Repair or replace all broken window glazing.
9. Properly secure the toilet to the floor.
10. Replace the weather stripping and/or door sweep to keep the doors weather tight and to prevent the entry of pests and insects.

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: 01/25/2017

Started On: 01/13/2017 12:37 PM

Special Magistrate Blandino Hearing

5. a.

Meeting Date: 02/01/2017

Information

SUBJECT:

15-0643	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
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CASE INFORMATION:

Case Initiated:	April 23, 2015	Type of Presentation:	Massey
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OWNER:

<p>PREVIOUS OWNER: Kenneth L & Patricia A Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946</p>	<p>CURRENT OWNERS: Tax Card: David Edwards, LeRoy Campbell, Walford Campbell 1880 NW 140th Terrace Pembroke Pines, FL 33028-2845</p> <p>Request From: 6153 N.W. Gatun Drive Port St. Lucie, FL 34986</p>
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building**
- Section(s): 5-1.105.1 Permit Required**
- Section(s): 5-368 Property Maintenance**
- IPMC 108.1.1 Unsafe Structure**
- IPMC 304.10 Stairways, Decks, Porches & Balconies**
- IPMC 304.13.2 Openable Windows**
- IPMC 304.14 Insect Screens**
- IPMC 304.15 Exterior Doors**
- IPMC 404.7 Food Preparation**
- IPMC 502.1 Required Facilities**
- IPMC 503.1 Toilet Room Privacy**
- IPMC 605.1 Electrical Equipment**
- IPMC 605.2 Electrical Receptacles**
- IPMC 605.3 Luminaries**
- IPMC 605.4 Wiring**
- IPMC 704.1 Fire Protection Systems**
- IPMC 604.3.2.1 Fire Damaged Electrical Equipment**

FINDINGS/ORDER:

November 4, 2015 Special Magistrate found Kenneth L Drummond responsible for the above listed violations and gave him 60 days to make the corrections or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. January 6, 2016 an inspection was made, the violations were not corrected, the fines began.
2. May 25, 2016 a second letter was sent advising Mr. Drummond the violations continued to be in violation and the fines were accumulating daily.
3. December 29, 2016 Mr. Walford Campbell came into the office and advised Staff that they were the new owners of the property.

RECOMMENDATION:

The fines are continuing to accumulate. As of this date 01/25/2017 the amount due is \$38,520.00 (\$20.00 recording fees) and continuing to accrue at \$100.00 per day until violations come into compliance.

Recommendation to be determined.

Attachments

Request
Tax Card
3 Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/23/2017

Started On: 12/30/2016 03:20 PM

6153 NW Gaten Dr
Port Saint Lucie
FL 34986.

David Edwards.
Leroy Campbell
Walford Campbell.

We are requesting a hearing
to resolve the Cases on
1204 N. 25TH Street Property
Case numbers - 15-1339 / 15-0643
We purchase the property on
12-20-16 Tax deed Sale and
are asking the Code enforcement
dept to give us time to effect
the repairs and to resolve the
Cases.

Thank you. Walfordc@fchoo.co
Walford Campbell.
561-598-4125.

David Edwards. 954-701-4746
Leroy Campbell. 210-232-3539.

Property Identification

Site Address: 1204 N 25th ST
 Map ID: 24/04S
 Parcel ID: 2404-702-0047-000-2
 Zoning: C3
 Account #: 17203
 Use Type: 0800
 Sec/Town/Range: 04/35S/40E
 Jurisdiction: Fort Pierce

Ownership

David Edwards
 Leroy Campbell
 Walford Campbell
 1880 NW 140th TER
 Pembroke Pines, FL 33028-2845

Legal Description

SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 3944-2224)

Current Values

Just/Market: \$31,900
 Exemptions: \$0
 Assessed: \$27,500
 Taxable: \$27,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$31,900	\$27,500	\$0	\$27,500
2015	\$25,000	\$25,000	\$0	\$25,000
2014	\$25,400	\$25,400	\$0	\$25,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-20-2016	3944 / 2224	0111	TD	Drummond Kenneth L	\$35,000
09-15-2006	2669 / 1056	XX01	QC	Drummond, Kenneth L	\$100
01-01-1900					\$0

Primary Building Information

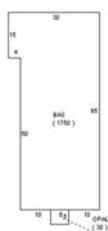
Finished Area of this building: 1,750 SF
 Gross Area of this building: 1,780 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: MFH
Year Built: 1963	Frame:	Grade: MFFQ	Effective Year: 1963
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,750
Gross Area (SF):	1,780
Land Size (acres):	0.27
Land Size (SF):	11,797
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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0643

Address: 1204 N 25th Street

Date: February 1, 2017

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? **STILL IN VIOLATION. PERMIT 16-3223 APPLIED FOR, READY TO BE ISSUED. PERMIT 17-28 APPLIED FOR ON 1/3/2017.**

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? **N/A – NEW OWNER**

Special Magistrate Blandino Hearing

5. b.

Meeting Date: 02/01/2017

Information

SUBJECT:

15-1339	1204 N 25th Street	Drummond, Kenneth L	Shaun Coss
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CASE INFORMATION:

Case Initiated:	August 12, 2015	Type of Presentation:	Massey
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OWNER:

<p>OWNER: Kenneth L & Patricia A Drummond 4900 Matanzas Avenue Ft. Pierce, FL 34946</p>	<p>CURRENT OWNERS: Tax Card: David Edwards, LeRoy Campbell, Walford Campbell 1880 NW 140th Terrace Pembroke Pines, FL 33028-2845</p> <p>Request From: 6153 N.W. Gatun Drive Port St. Lucie, FL 34986</p>
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VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

November 4, 2015 the Special Magistrate found Kenneth L Drummond responsible for the violation and gave him 60 days to obtain a permit and comply with all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. January 5, 2016 an inspection was made, the property was not in compliance and the fines began.
2. December 29, 2016 learned that Mr. Campbell was one of the new owners. Mr. Campbell came into the office and inquired of the fines and asked for an extension to allow them to correct the violations.

RECOMMENDATION:

Current balance as of January 25, 2017 \$38, 620.00 accruing at \$100.00 per day.

Recommendation: To be determined.

Attachments

Request

Tax Card

3 Criteria

Form Review

Form Started By: Collen Greer

Started On: 01/03/2017 02:17 PM

Final Approval Date: 01/23/2017

6153 NW Gaten Dr
Port Saint Lucie
FL 34986.

David Edwards.
Leroy Campbell
Walford Campbell.

We are requesting a hearing
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1204 N. 25TH Street Property
Case numbers - 15-1339 / 15-0643
We purchase the property on
12-20-16 Tax deed Sale and
are asking the Code enforcement
dept to give us time to effect
the repairs and to resolve the
Cases.

Thank you. Walfordc@fchoo.co
Walford Campbell.
561-598-4125.

David Edwards. 954-701-4746
Leroy Campbell. 210-232-3539.

Property Identification

Site Address: 1204 N 25th
 ST
 Map ID: 24/04S

Parcel ID: 2404-702-0047-
 000-2
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Account #: 17203
 Use Type: 0800

Sec/Town/Range:
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Ownership

David Edwards
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 Walford Campbell
 1880 NW 140th TER
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Legal Description

SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 3944-2224)

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Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
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01-01-1900					\$0

Primary Building Information

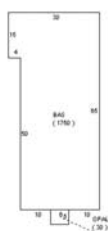
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 Gross Area of this building: 1,780 SF

Exterior Data

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Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	1,750
Gross Area (SF):	1,780
Land Size (acres):	0.27
Land Size (SF):	11,797
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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-1339

Address: 1204 N 25th Street

Date: February 1, 2017

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: MINOR

2. ANY AND ALL ACTIONS TAKEN BY THE VIOLATOR TO CORRECT THE VIOLATIONS(S); OR IF THE VIOLATION(S) WERE NOT CORRECTED BY THE ORIGINAL VIOLATOR, WHAT ACTION WAS TAKEN BY ANY OTHER OWNER OR PARTY IN THE INTEREST TO BRING THE VIOLATION INTO COMPLIANCE? STILL IN VIOLATION – PERMIT 163223 APPLIED FOR AND READY TO BE ISSUED. PERMIT 17-28 APPLIED FOR ON 1/3/2017.

3. THE NUMBER OF TIMES THE VIOLATOR WAS PREVIOUSLY FOUND IN VIOLATION BY EITHER THE CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE, OR OTHER QUASI-JUDICIAL OR JUDICIAL PROCESS, OR OTHERWISE ADMITTED GUILT IN ANY SUCH PROCEEDING? N/A NEW OWNER

Special Magistrate Blandino Hearing**5. c.****Meeting Date:** 02/01/2017**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 - Cont. from 1/4/17
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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) & Joy S Leach 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 which was delivered in person requesting a hearing to clarify the violations being charged and the fines that are accruing.
7. September 14, 2016 sent notice of hearing for October 5, 2016.
8. Due to Hurricane Matthew the hearing was postponed until November 2, 2016.
9. November 2, 2016 the Special Magistrate stopped the fines from accruing as of October 5, 2016 and rescheduled the hearing for January 4, 2017.
10. January 4, 2017 the Special Magistrate continued the fines being stopped and rescheduled to be heard again on February 1, 2017.

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

Letter to Marc

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/23/2017

Started On: 01/05/2017 04:39 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

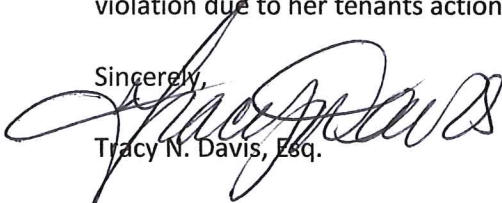
This letter is to contest the fine and to disagree with the findings of noncompliance that was sent to Mrs. Joy Scott on August 23, 2016. The tenant that was in the property did not want to pay rent. As a result, he made the complaint with the City and damaged the property so that he would not have to 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 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

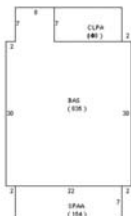
Finished Area of this building: 836 SF
 Gross Area of this building: 1,088 SF

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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RECEIVED

OCT 5 2016

Building Department

10-4-16

To whom it may concern I'm here this morning to address my property at 416 Cedar Pl Ft La Fla. 34950 and the recent attempt to obtain a necessary working permit. At this time I lack specific information

My primary concern is being able to meet my obligations, however, my financial situation the loss of my husband, and two children and the failure of my primary business leaves me facing many hardship. I ask you to be as lenient as possible regarding any monies I may be assessed. Your consideration will be greatly appreciated these very difficult times.

Sincerely yours,

Joy Scott Abu Qare'

Joy Scott Abu Qare'

Marc Meyers

Director / Building Official
Building & Code Enforcement Dept.

CITY OF FORT PIERCE

Florida



100 North U.S. 1
P. O. Box 1480
Fort Pierce, FL 34954

(772) 467-3188 (Exec. Asst.)
Fax (772) 467-3849
mmeyers@city-ftpierce.com

10/10/16

Normal penalties for this type of violation is a Double fee + a \$100 stop work order.

We have already decided not to charge the Stop Work Fee. The Double fee will apply.

Pat [Signature] 10/10/16

Special Magistrate Blandino Hearing

5. d.

Meeting Date: 02/01/2017

Information**SUBJECT:**

16-0324	505 S 8th Street	White, Gary & Lisa	Shaun Coss
---------	------------------	--------------------	------------

CASE INFORMATION:

Case Initiated:	February 4, 2016	Type of Presentation:	Massey - Cont 12/7/2016
-----------------	------------------	-----------------------	----------------------------

OWNER:

OWNER: Gary & Lisa White 1250 Shinn Road Ft. Pierce, FL 349456	OCCUPIED BY:
---	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

FINDINGS/ORDER:

June 1, 2016 the Special Magistrate found Gary & Lisa White were responsible for the violation listed above and gave him 60 days to obtain a permit and comply to all conditions of the permit or a fine of \$100.00 per day would be assessed.

ACTION DATES:

1. November 22, 2016 an inspection was made. The property was not in compliance, the fines began.
2. November 29, 2016 received letter requesting the fines be stopped and rescinded.
3. December 7, 2016 Massey hearing, Special Magistrate stopped the fines from accruing, and ordered the case be rescheduled in 60 days to allow for the City of Fort Pierce Historic Preservation Board to consider the request for approval of a Certificate of Appropriateness Application for demolition which was denied on January 9, 2017.
4. The total fines to date \$1,520.00.

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
Minutes
Denial

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/23/2017

Started On: 01/10/2017 01:43 PM

11-29-16

City of Fort Pierce
Code Enforcement Division
P.O. Box 1480
Fort Pierce, FL 34945

Regarding: 505 S. 8th St.

we, Mary & Lisa White
would like to request a
meeting with the registrar
in regards to the fines
being imposed due to
unappear issues.

Thank you
Mary White Lisa White
(772) 211-9931 (772) 211-5221

sf/cgw@gmail.com

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 803 DELAWARE AVE Map ID: 24/10S	Parcel ID: 2410-709-0011- 000-1 Zoning: C1	Account #: 23654 Use Type: 0100	Sec/Town/Range: 10/35S/40E Jurisdiction: Fort Pierce
---	--	--	--

Ownership

Gary White
Lisa White
1250 Shinn Rd
Fort Pierce, FL 34945

Legal Description

OAKLAND PARK BLK 3 LOT 1 (MAP 24/10F) (OR 3085-742)

Current Values

Just/Market:	\$43,400	Assessed:	\$43,400
Exemptions:	\$0	Taxable:	\$43,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$43,400	\$43,400	\$0	\$43,400
2015	\$43,700	\$43,700	\$0	\$43,700
2014	\$43,500	\$43,500	\$0	\$43,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
04-30-2009	3085 / 0742	0001	WD	Haugh,Leroy C	\$95,000
05-01-1978	0287 / 2348	XX00	CV		\$40,400
05-01-1974	0226 / 2908	XX00	CV		\$48,500

Primary Building Information

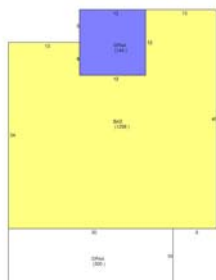
Finished Area of this building: 1,298 SF
Gross Area of this building: 1,742 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: HD
Year Built: 1925	Frame:	Grade: D	Effective Year: 1925
Primary Wall: Wd Shingle	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	2,812
Gross Area (SF):	3,268
Land Size (acres):	0.16
Land Size (SF):	7,020
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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OWNER: Gary & Lisa White 1250 Shinn Road Ft. Pierce, FL 349456	OCCUPIED BY:
---	--------------

Section(s): 5-1.105.1 Permit Required.

Building Department Investigator Coss read the facts of the case. He said they have applied for the permit to tear down the rear structure; however, they also have to go before the Historic Preservation Board.

Gary White was sworn in. He testified that they would either tear it down or rebuild the structure but they were waiting for the building department's authorization.

Staff was agreeable to stopping the fines and revisit the Massey at another date.

The Special Magistrate, after reviewing the 3 criteria required by Rule 16 and after considering the facts, ordered the fines be stopped from accruing for 60 days to allow property owner to correct the violations. If not corrected within this time period the fines will begin again and a lien will be filed with the St. Lucie County Clerk of Court.

D.

15-1581	709 S 9th Street	Laps Enterprises USA LLC	Shaun Coss
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Case Initiated:	September 15, 2015	Type of Presentation:	Massey Hearing
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OWNER: Laps Enterprises USA LLC 638 SE Capon Terrace Port St. Lucie, FL 34983	OCCUPIED BY:
--	--------------

Section(s): 5-1.105.1 Permit Required.

Building Department Investigator Coss read the facts of the case.

Natasha Suazo, Adrian Perez aka Adrian Suazo's daughter was sworn in for testimony. She said her father's health has been an issue and he failed to call for an inspection.

Staff was agreeable to reducing the fines to \$250.00 for administrative fees.

The Special Magistrate, after reviewing the 3 criteria required by Rule 16 and after considering the facts, ordered the fines be reduced from \$830.00 to \$200.00 payable in 60 days. If not paid within this time period the fines would revert back to the original amount and a lien would be recorded at the St. Lucie County Clerk of Court's Office.

6. PUBLIC HEARINGS - LIEN REDUCTION REQUESTS

0.

08-2793	325 S 13th Street	Dantilus, Jean M.	Peggy Arraiz
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Case Initiated:	August 26, 2008	Type of Presentation:	Lien Reduction
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

January 10, 2017

Gary White
Lisa White
1250 Shinn Rd.
Fort Pierce, FL 34945

Re: **505 S. 8th Street**
COA 16-76 Demolition

Dear Ms. and Mr. White:

The City of Fort Pierce Historic Preservation Board (HPB), at their January 9, 2017 meeting, considered your request for approval of a Certificate of Appropriateness Application for demolition of the contributing structure located at 505 S. 8th Street in the Oakland Park Historic District.

After discussion, the HPB voted 6-1 to deny your request.

For additional information or assistance relating to this case please contact me at (772)467-3738, or at mlewicka@city-ftpierce.com.

Sincerely,

Maria Lewicka
Historic Preservation Planner

cc: Rebecca Grohall, AICP, Planning Director
Paul Thomas, Building Official
Shaun Coss, Building Department Investigator
Peggy Arralz, Code Enforcement Manager

Special Magistrate Blandino Hearing**6. a.****Meeting Date:** 02/01/2017

Information**SUBJECT:**

02-8950	1509 Faber Court	Hall, Helen	Peggy Arraiz
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CASE INFORMATION:

Case Initiated:	December 8, 2000	Type of Presentation:	Lien Reduction
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OWNER:

PREVIOUS OWNER: Helen Hall 1509 Faber Court Ft. Pierce, FL 34949	CURRENT OWNER: Florida Beach & Golf Retreats LLC 7128 Maidstone Drive Port St. Lucie, FL 34986
--	--

VIOLATIONS:

Section(s): 16-48 (10) (D) Non-Operative Vehicle

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

Section: 5-368 Property Maintenance

FINDINGS/ORDER:

July 17, 2002 the Special Magistrate found Helen Hall responsible for the violations listed above and gave her 10 days to comply or a daily fine of \$100.00 would be assessed.

ACTION DATES:

1. July 29, 2002 an inspection was made Section 16-48 (10) (D) was in compliance but 16-48 (1) (5) and 5-368 were still in violation.
2. August 9, 2002 the Order Assessing Fine and Imposing Lien was recorded.
3. August 30, 2002 another inspection was made and the remaining violations were now in compliance. The fines stopped.
4. September 13, 2002 an Acknowledgment of Compliance was recorded with the Clerk of Court.
5. January 25, 2017 received Request for a Reduction/Rescindment from Mr. Sneed.

RECOMMENDATION:

Total Fines \$3,200.00.

To be determined.

Attachments

Request

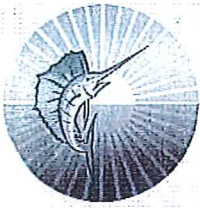
Ack

Tax Card
Administration Costs

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/25/2017

Started On: 01/25/2017 01:49 PM



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

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

Date:	1.24.17		
Property address:	1509 Faber Court		
Owner(s) of record:	Helen Hall as trustee was owner at all time material to the matter, See Explanation In Request for Reduction of Penalty.		
Mailing address:	c/o Richard D. Sneed, Jr. P.A. 1905 South 25 th Street Suite 206 Mardi Executive Cente Fort Pierce, Florida 34947		
Property tax ID #:	2401-605-0058-000/5		
Original purchase date:	8.19.71	Original purchase price:	unknown
Property is used for:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-family	<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant Lot
Name of person request reduction:	Successors in Interest to Helen Hall	Relationship to owner(s)	Children
Telephone #:	772-465-2330	Mobile phone #:	772-971-9830
E-mail:	<u>rdsjrpa@bellsouth.net</u> Kelliann@bellsouth.net	Preferred contact method:	Phone
What are owner(s) intentions for property:	Property continues as residential		
Are there current code violations?	<input checked="" type="checkbox"/> No [*]	<input type="checkbox"/> Yes	Explain: (please attached notice) <i>*to our knowledge</i>
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

\$3,200

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$3,200.00

DOLLAR AMOUNT I AGREE TO PAY

\$ seeking reduction.

Signature of Owner or Representative
 Esquire

Date 1.24.17

Printed Name Richard D. Sneed, Jr.,

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

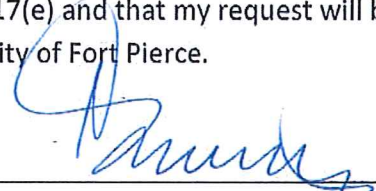
Property Address:	1509 Faber Court
-------------------	------------------

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.



Signature of Owner or Representative

Date 1.24.17

Printed Name Richard D. Sneed,

Jr. Esq.

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.

Comments: Requesting party is asking for a full
wavier and must be heard by the City
Commission



1/25/17

MARGARET M ARRAIZ



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: 1509 Faber Court

Property Owner: Helen Hall was property owner, now deceased. See, Explanation below .

Mailing Address: c/o Richard D. Sneed, Jr. P.A. 2001 9th Avenue Suite 114 Vero Beach, Florida 32960

Telephone #: 465-2330 Cell Phone #: 772-971-9830

E-Mail Address: Richard @sneedlawfirm.com

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

Date: 01.24.17

Signed: 

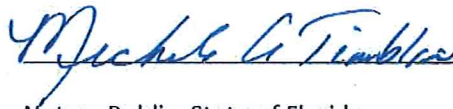
Print Name: Richard D. Sneed, JR.

STATE OF FLORIDA

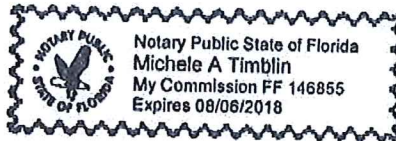
COUNTY OF INDIAN RIVER

PERSONALLY APPEARED before me, the undersigned authority Richard D. Sneed, Jr. who acknowledged before me that the information contained herein is true and correct. He is is not personally known to me and has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me this 24th day of Jnauary, 2017.



Notary Public, State of Florida



SPECIAL MASTER
CITY OF FORT PIERCE, FLORIDA

SM CASE NO. 2-116

BOOK # 1565

RE: 1509 Faber Court

PAGE # 431

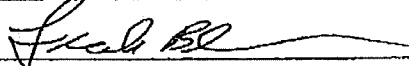
VIOLATOR(S): Helen Hall
1509 Faber Ct.
Ft Pierce, FL 34949

LEGAL DESCRIPTION: Thumb Point
Blk 2 Beg AT Northern Most Cor Of
Lot 18, Run SWLY Alg SLY R/W Faber
Ct. 30 Ft., TH SELY TO

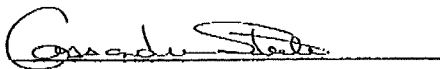
ACKNOWLEDGMENT OF COMPLIANCE

Pursuant to Florida Statutes 162.07 (4), the Special Master acknowledges that the violator(s), Helen Hall, did comply with the terms of that certain Order entered in the above styled cause on August 30, 2002.

DONE AND ORDERED this 6th day of September, 2002.


SPECIAL MASTER

ATTEST:


City Clerk

Dated: 9-6-02

Mail to: Community Response
P.O. Box 1480
Fort Pierce, FL 34954

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2091352 DR BOOK 1560 PAGE 1864
Recorded: 09/13/02 10:41

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT
THIS IS A TRUE AND COR-
RECT COPY OF THE RECORDS
ON FILE IN THIS OFFICE.

BY 
DEPUTY CLERK

DATE 9-6-02

(CITY SEAL)

CITY OF FORT PIERCE *Florida*



DEPARTMENT OF BUILDING AND COMMUNITY RESPONSE
P. O. BOX 1480 • FORT PIERCE, FLORIDA 34954
TEL. (561) 460-2200 • FAX (561) 467-9836

CERTIFIED MAIL

September 26, 2002

Helen Hall
1509 Faber Ct.
Ft. Pierce, FL 34949

SM CASE #2-116

RE: 1509 Faber Ct.

Dear Mrs. Hall:

Attached is a copy of an Acknowledgment of Compliance on the above referenced property submitted to this office by the Code Officer for the Community Response Division.

Since you did not comply with the Special Master's Order in a timely manner, a penalty did accrue and a lien was filed. The acknowledgment of compliance was recorded on September 6, 2002. This will leave a lien in the amount of \$3,200.

If you have any questions regarding this case, please contact Code Officer Pauline Stewart, at (772) 460-2200, extension 269.

Sincerely,

Lois Caudill
Assistant to the
Special Master

/lc

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1509 FABER Parcel ID: 2401-605-0058- Account #: 15239 Sec/Town/Range:
 CT 000-5 01/35S/40E
 Map ID: 24/01E Zoning: R2 Use Type: 0100 Jurisdiction: Fort Pierce

Ownership

Florida Beach and Golf Retreats LLC
 7128 Maidstone Dr
 Port St Lucie, FL 34986

Legal Description

THUMB POINT BLK 2 BEG AT NORTHERNMOST COR OF LOT 18 RUN SWLY ALG SLY R/W FABER CT 30 FT, TH SELY TO PT ON LI DIVIDING LOTS 18 AND 2 48 FT FROM SOUTHERNMOST COR LOT 18, TH NELY ALG LI DIVIDING LOT 18 AND LOTS 1 AND 2 TO ELY LI OF LOT 18, TH NWLY TO POB BEING ELY PART OF LOT 18 AND ALL LOT 19 (OR 3843-687)

Current Values

Just/Market: \$181,200 Assessed: \$158,461
 Exemptions: \$67,861 Taxable: \$90,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$181,200	\$158,461	\$67,861	\$90,600
2015	\$185,200	\$158,030	\$67,390	\$90,640
2014	\$164,800	\$149,255	\$66,855	\$82,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-04-2016	3843 / 0687	0001	SP	Willem (TR) Ann A	\$185,000
05-20-2008	2976 / 1382	XX01	QC	Willem, Ann A	\$100
07-21-2005	2317 / 1853	XX01	QC	Arena (TR) ,Ann	\$100

Primary Building Information

Finished Area of this building: 1,164 SF
 Gross Area of this building: 1,985 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HC-
Year Built: 1972	Frame:	Grade: C-	Effective Year: 1972
Primary Wall: CB Stucco	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	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: Terrazo



Total Areas

Finished/Under Air (SF):	1,164
Gross Area (SF):	1,985
Land Size (acres):	0.37
Land Size (SF):	16,185
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1972
UTILITY AVG	1	48	1999

Administrative Cost Estimator

1/25/2017

Property Address: 1509 Faber Court

Date case originated: 4/25/2002

Date case complied: 8/30/2002

Total time: 4 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 0

Lien Reduction Hearings: 1

Mailing Expense

Regular 1st Class:	\$0.44	<u>3</u>	\$1.32
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Certified Mail:	\$5.10	<u>6</u>	\$30.60
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Photographs (per page)	\$0.50	<u>19</u>	\$9.50
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>4</u>	\$200.00
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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
----------------------	----------	----------	----------

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
----------	----------	----------	----------

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

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

Total Estimated Cost: \$1,186.42

Special Magistrate Blandino Hearing**7. a.****Meeting Date:** 02/01/2017**Re:** Case #16-0600 - 1217 N 22nd Street**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

Information**SUBJECT:**

16-0600	1217 N 22nd Street	Phillips, James M & Wanda	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 17, 2016	Type of Presentation:	Extension of Time
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OWNER:

OWNER: James & Wanda Phillips 169 Barefoot Cove Hypoluxo, FL 33462	OCCUPIED BY:
--	---------------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required.

CORRECTIVE ACTIONS:

1. August 3, 2016 the Special Magistrate found James M & Wanda Phillips responsible for the violation(s) listed above. She gave him 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would be assessed.
2. September 23, 2016 Officer Coss granted an additional 60 days to comply with the orders dated August 12, 2016.
3. January 6, 2017 received another request for additional time.

RECOMMENDATION:

There are no fines or lien at this time.

To be determined.

AttachmentsTax Card
Request

Form ReviewForm Started By: Collen Greer
Final Approval Date: 01/23/2017

Started On: 01/10/2017 04:15 PM

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1217 N 22nd Parcel ID: 2404-702-0059- Account #: 17215 Sec/Town/Range:
 ST 000-9 Use Type: 0100 04/35S/40E
 Map ID: 24/04S Zoning: R4 Jurisdiction: Fort Pierce

Ownership

James M Phillips
 Wanda M Phillips
 169 Barefoot CV
 Hypoluxo, FL 33462

Legal Description

SUNNY ACRES S/D NO 1 BLK 7 LOT 4AND E 5 FT OF
 VAC ALLEY ADJ ON W (OR 3809-40)

Current Values

Just/Market: \$21,000 Assessed: \$21,000
 Exemptions: \$0 Taxable: \$21,000

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$21,000	\$21,000	\$0	\$21,000
2015	\$21,300	\$21,300	\$0	\$21,300
2014	\$22,600	\$22,600	\$0	\$22,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-12-2015	3809 / 0040	0001	WD	Markowitz Scott	\$25,400
07-29-2015	3775 / 1065	0112	SP	Secretary of Housing and Urban Development	\$21,600
04-23-2015	3742 / 2383	0111	SP	Wells Fargo Bank NA	\$100

Primary Building Information

Finished Area of this building: 1,034 SF
 Gross Area of this building: 1,034 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable Building Type: HD
 Year Built: 1950 Frame: Grade: D Effective Year: 1970
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,034
Gross Area (SF):	1,034
Land Size (acres):	0.17
Land Size (SF):	7,424
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 4'	1	120	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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Extension Request 1217 N 22nd St.

Shaun Coss to: Colleen Greer

01/06/2017 12:25 PM

Colleen,

This is the file I gave you earlier to schedule the extension hearing. Below is his request.

If you have any further questions or concerns, please feel free to contact my office.

Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:

<http://www.cityoffortpierce.com/FormCenter/Building-6/Building-Department-Customer-Service-Fee-73>

Best regards,

Shaun Coss | Building Department Investigator | City of Fort Pierce

Building Department

Phone: 772.467.3151 • Fax: 772.467.3849 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."

----- Forwarded by Shaun Coss/cfp on 01/06/2017 12:23 PM -----

From: James Phillips <jimbo537@yahoo.com>
To: Shaun Coss <SCoss@city-ftpierce.com>
Date: 01/05/2017 10:16 AM
Subject: Re: Technical specifications.

I am "requesting a hearing in front of the Special Magistrate for an extension"

On Thu, Jan 5, 2017 at 9:07 AM, Shaun Coss

<SCoss@city-ftpierce.com> wrote:

Good morning Mr. Phillips,

I believe it was Steve that I spoke to 2-3 weeks ago. I've had two different contractors call regarding your property, however nobody has been in to submit revisions or additional info for the permit. Your administrative extension has expired, additional extensions must be approved by the Special Magistrate. Please respond to this email "requesting a hearing in front of the Special Magistrate for an extension" and I will have it scheduled for February. This will keep the fines from starting.

If you have any further questions or concerns, please feel free to contact my office.