

SPECIAL MAGISTRATE

BOARD AGENDA

Special Magistrate Hearing - Wednesday, February 15, 2017 - 9:00 a.m.
City Hall - **2nd Floor Conference Room**, 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.

16-2852	600 S Ocean Dr.	Martin, David R	Isaac Saucedo
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b.

16-2849	1128 Hernando St.	Lieberman, Jacob & Janyce	Isaac Saucedo
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c.

16-2844	1811 Plover Ave	Wilk (TR), Stephen & Sandra	Isaac Saucedo
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d.

16-2853	715 S Ocean Dr. J	Keller, Ricky & Deborah	Isaac Saucedo
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e.

16-2847	1841 Gulfstream Ave	Crincolli, Anthony M	Isaac Saucedo
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f.

16-2854	715 S Ocean Dr. M	Chess, Margarita D	Isaac Saucedo
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g.

16-2848	655 Hernando Ave	Sacks, Robert & Deborah	Isaac Saucedo
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h.

16-2208	907 Citrus Ave	Mulgrew, Shane	Shaun Coss
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i.

16-1857	1901 Orange Ave	Elbakkari, Abdeljebbar	Shaun Coss
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5. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**

A.

15-1542	2206 Avenue N	Anglin, Alaric	Shaun Coss
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B.	15-0351	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
C.	15-1246	2808 Avenue I	Lane, White, & Foxx	Shaun Coss
D.	15-0401	1010 Boston Avenue	Samuells, William R & Samuels, William C	Shaun Coss
E.	15-0962	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
F.	15-1543	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss

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

A.	14-0402	1609 Citrus Avenue	Massoni, Thomas (Est)	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 Ross Hearing

4. a.

Meeting Date: 02/15/2017

Re: Case # 16-2852 - 600 S Ocean Dr.

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

Information

SUBJECT:

16-2852	600 S Ocean Dr.	Martin, David R	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 29, 2016	Type of Presentation:	Regular - R&D
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OWNER:

OWNER: David R Martin 600 S Ocean Dr. Apt A Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:

Section - 22-22. (C) - Allowed uses.
Section 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 09:38 AM

Special Magistrate Ross Hearing

4. b.

Meeting Date: 02/15/2017

Re: Case # 16-2849 - 1128 Hernando St.

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

Information

SUBJECT:

16-2849	1128 Hernando St.	Lieberman, Jacob & Janyce	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 29, 2016	Type of Presentation:	Regular - R&D
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OWNER:

OWNER: Jacob Lieberman Janyce R Lieberman 1034 Coral Dr. Boynton Beach, FL 33426	OCCUPIED BY:
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VIOLATIONS:

Section 22-22. (C) - Allowed uses.
Section 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month’s rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 10:01 AM

Special Magistrate Ross Hearing

4. c.

Meeting Date: 02/15/2017

Re: Case # 16-2844 - 1811 Plover Ave

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

Information**SUBJECT:**

16-2844	1811 Plover Ave	Wilk (TR), Stephen & Sandra	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 29, 2016	Type of Presentation:	Regular - R&D
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OWNER:

OWNER: Stephen J Wilk(TR) Sandra J Wilk(TR) 55 Sandalwood Cir Tewksbury, MA 01876	Thomas Knowles 221 S Ocean Drive Ft. Pierce, FL 34949
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VIOLATIONS:

Section 22-22. (C) - Allowed uses.

Section 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 10:43 AM

Special Magistrate Ross Hearing**4. d.****Meeting Date:** 02/15/2017**Re:** Case # 16-2853 - 715 S Ocean Dr. J**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2853	715 S Ocean Dr. J	Keller, Ricky & Deborah	Isaac Saucedo
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CASE INFORMATION:

Case Initiated:	December 29, 2016	Type of Presentation:	Regular - R&D
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OWNER:

OWNER: Ricky Keller Deborah Keller 5036 State Road 52 Jeffersonville, NY 12748	OCCUPIED BY:
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VIOLATIONS:

Sec. 22-22. (C) - Allowed uses.

Section 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 10:51 AM

Special Magistrate Ross Hearing**4. e.****Meeting Date:** 02/15/2017**Re:** Case # 16-2847 - 1841 Gulfstream Ave**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2847	1841 Gulfstream Ave	Crincolli, Anthony M	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Anthony M Crincolli 1841 Gulfstream Ave Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:**Section 22-22. (C) - Allowed uses.****Section 9-27 (B) – Doing Business without a Tax****CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 10:24 AM

Special Magistrate Ross Hearing**4. f.****Meeting Date:** 02/15/2017**Re:** Case # 16-2854 - 715 S Ocean Dr. M**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2854	715 S Ocean Dr. M	Chess, Margarita D	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Margarita D Chess 4180 N A1A Unit 401B Fort Pierce, FL 34949	OCCUPIED BY:
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VIOLATIONS:**Sec. 22-22. (C) - Allowed uses.****Section 9-27 (B) – Doing Business without a Tax****CORRECTIVE ACTIONS:**

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
Final Approval Date: 02/10/2017

Started On: 01/03/2017 11:06 AM

Special Magistrate Ross Hearing**4. g.****Meeting Date:** 02/15/2017**Re:** Case # 16-2848 - 655 Hernando St.**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement**Information****SUBJECT:**

16-2848	655 Hernando Ave	Sacks, Robert & Deborah	Isaac Saucedo
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CASE INFORMATION:

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

OWNER: Robert Sacks Deborah Sacks 404 Creekside Cir Rutherfordon, NC 28139	OCCUPIED BY:
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VIOLATIONS:

Section 22-22. (C) - Allowed uses.

Section 9-27 (B) – Doing Business without a Tax

CORRECTIVE ACTIONS:

Renting of dwellings for less than six months is not permissible in this district without a conditional use approved by the Fort Pierce City Commission. Please cease all short term rentals immediately.

Short term or vacation rentals require a Business Tax Receipt. Please review the procedure for short term rentals on the City of Fort Pierce website at <http://www.cityoffortpierce.com/478/Short-Term-Vacation-Rentals>.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violator has conducted short term rentals and if he continues to do so the rentals that have already commenced are considered irreversible and irrevocable in nature, that a fine equal to one month's rental be assessed. The City also requests an immediate cease and desist order be imposed and all future rentals be terminated immediately.

Form Review

Form Started By: Isaac Saucedo
 Final Approval Date: 02/10/2017

Started On: 01/03/2017 10:35 AM

Special Magistrate Ross Hearing

4. h.

Meeting Date: 02/15/2017

Re: Case #16-2208 - 907 Citrus Ave

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

Information**SUBJECT:**

16-2208	907 Citrus Ave	Mulgrew, Shane	Shaun Coss
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CASE INFORMATION:

Case Initiated:	September 16, 2016	Type of Presentation:	Regular
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OWNER:

OWNER: Shane Mulgrew 214 Southern Ave 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 108.1.3 Structure Unfit for Human Occupancy****IPMC 304.13 Windows, Doors & Frames****IPMC 304.13.1 Glazing****IPMC 305.3 Interior Surfaces****IPMC 305.4 Walking Surfaces****IPMC 309.1 Infestation****IPMC 403.2 Bathrooms & Toilet Room Privacy****IPMC 504.1 Plumbing Fixtures****IPMC 506.2 Sanitary Drainage System Maintenance****IPMC 602.2 Residential Heat Supply****IPMC 605.1 Electrical Equipment****IPMC 605.2 Electrical Receptacles****IPMC 704.2.1 Smoke Alarms****CORRECTIVE ACTIONS:**

1. Install smoke alarms as required.
2. Replace damaged and missing faceplates on electrical outlets and switches.
3. Install door sweeps and weather stripping on both exterior doors.
4. Replace all broken window glazing.
5. Repair or replace all damaged window hardware.
6. Have the property treated for the infestation of roaches, rats and termites.
7. Eliminate the exposed electric in the front room, electrical tape is not an appropriate safeguard.
8. Repair or replace the ventilation fan in the bathrooms.

9. Seal all holes in the walls and ceilings to prevent the entry of insects and rodents.
10. Heat is required in the structure, replace the HVAC system.
11. Repair the leaking piping in the laundry room.
12. Replace broken tiles. They pose a tripping hazard and the sharp edges are also hazardous.
13. Replace all sagging or otherwise damaged acoustical ceiling tiles. Repair or replace the framing for the acoustical ceiling if necessary.

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: 02/10/2017

Started On: 01/13/2017 03:56 PM

Special Magistrate Ross Hearing

4. i.

Meeting Date: 02/15/2017**Re:** Case #16-1857 - 1901 Orange Ave**Submitted For:** Shaun Coss, Building Dept. Investigator, Building

Information**SUBJECT:**

16-1857	1901 Orange Ave	Elbakkari, Abdeljebbar	Shaun Coss
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CASE INFORMATION:

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

OWNER: Abdeljebbar Elbakkari 1102 Kingswood Ln Ft. Pierce, FL 34982	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5-1.105.4.1.2 Expired Permit****CORRECTIVE ACTIONS:**

1. Renew permit 12-720 for the handicap access ramp, complete all necessary work and obtain approval for all required inspections.

RECOMMENDATION:

The City requests that if the Special Magistrate finds the violation exists, the violator(s) be given 60 days to renew the 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: 02/10/2017

Started On: 01/13/2017 04:02 PM

Meeting Date: 02/15/2017

Information

SUBJECT:

15-1542	2206 Avenue N	Anglin, Alaric	Shaun Coss
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CASE INFORMATION:

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

<p>CURRENT OWNER: Alma Anglin 1910 Juanita Avenue Ft. Pierce, FL 34946</p>	<p>PREVIOUS OWNER: Alaric Anglin 1910 Juanita Avenue Ft. Pierce, FL 34946</p>
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VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.3 Structure Unfit for Human Occupancy
- IPMC 304.13 Window & Door Frames
- IPMC 305.2 Structural Members
- IPMC 305.3 Interior Surfaces
- IPMC 309.1 Infestation
- IPMC 504.1 Plumbing Fixtures
- IPMC 604.3.2.1 Fire Damaged Electrical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 304.7 Roofs and Drainage
- IPMC 704.1 Fire Protection Systems

FINDINGS/ORDER:

March 16, 2016 Special Magistrate found Alaric Anglin responsible for the violations listed above and gave him 60 days to obtain a permit and comply with all permit conditions or a fine of \$100.00 per day would accrue.

ACTION DATES:

1. August 22, 2016 an inspection was made, the violations were not corrected, the fines began.
2. January 9, 2017 a second letter was mailed reminding the property owner that there were fines on the property.
3. January 10, 2017 received request for a hearing from Alma Anglin. She says property has changed ownership. The property card does show this to be so.

RECOMMENDATION:

The total amount of fines \$14,030.00 (\$30.00 recording fees).

To be determined.

Attachments

Tax Card

Request

3 Criteria

Administration Costs

Form Review

Form Started By: Collen Greer

Started On: 01/10/2017 03:42 PM

Final Approval Date: 01/27/2017

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

Property Identification

Site Address: 2206 Avenue N	Parcel ID: 2404-609-0134-000-3	Account #: 16993	Sec/Town/Range: 04/35S/40E
Map ID: 24/04N	Zoning: R3	Use Type: 0100	Jurisdiction: Fort Pierce

Ownership

Alma Anglin
1910 Juanita AVE
Fort Pierce, FL 34946-1345

Legal Description

SOUTHERN PINES BLK 8 LOT 8 (OR 3549-2562; 3590-2720: 3846-1693)

Current Values

Just/Market: Assessed:
Exemptions: Taxable:

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
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Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-15-2016	3846 / 1693	0111	QC	Anglin Alaric	\$100
12-27-2013	3590 / 2720	0111	QC	Anglin,Alma	\$100
08-15-2013	3549 / 2562	0111	QC	Evans,Vernicia	\$100

Primary Building Information

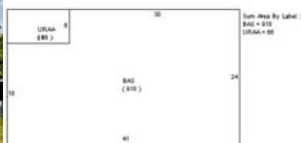
Finished Area of this building: 918 SF
Gross Area of this building: 984 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1965	Frame:	Grade: D	Effective Year: 1965
Primary Wall: Conc Block	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 %: 0%	Heat Fuel:	Primary Floors: Terrazo



Total Areas

Finished/Under Air (SF):	918
Gross Area (SF):	984
Land Size (acres):	0.17
Land Size (SF):	7,560
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY LOW	1	100	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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1-10-17

I am requesting
a meeting to discuss
the price on property.
2206 Ave W, Fort Pierce
Alma Gf

772-467-1491

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

Case No: 15-1542

Address: 2206 Avenue N

Date: February 15, 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?
THE OWNER CORRECTED ALL ISSUES, A PERMIT WASN'T REQUIRED FOR REPAIRS.

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? **2**

Administrative Cost Estimator

1/27/2017

Property Address: 2206 Avenue N (15-1542)

Date case originated: 9/10/2015

Date case complied: 1/9/2017

Total time: 16 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

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>9</u>	\$4.50
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Filing Fees	\$10.00	<u>3</u>	\$30.00
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Months Open	\$50.00	<u>16</u>	\$800.00
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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>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: \$1,492.24

Special Magistrate Ross Hearing**5. B.****Meeting Date:** 02/15/2017

Information**SUBJECT:**

15-0351	308 N 19th Street	Ceballo, Javier & Kenia	Shaun Coss
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CASE INFORMATION:

Case Initiated:	February 23, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Javier & Kenia Ceballo 1994 SE Floresta Drive Port S. Lucie, FL 34983	OCCUPIED BY:
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VIOLATIONS:**Section(s): 5.1.105.1 Permit Required****FINDINGS/ORDER:**

July 15, 2015 the Special Magistrate found Javier & Kenia Ceballo responsible for the violation(s) referenced above and gave them 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. August 18, 2015 roof permit was issued ; res repair permit rejected.
2. September 24, 2015 revision of permit was submitted and again rejected. Officer granted an extension to allow for another revision.
3. December 2, 2015 permit issued.
4. June 7, 2016 permit renewed, no inspection.
5. August 9, 2016 no inspection as of this date.
6. November 22, 2016 permit expired, started fines at \$100.00 per day.
7. January 5, 2017 permit renewed again on December 12, 2016.
8. January 12, 2017 received request from Kenia Javier to either stop the fines from accruing or reduce/waive the fines if compliance comes before hearing date.
9. As of this date, February 9, 2017 the fines are \$7,920.00 (\$20.00 recording fees) and accruing at \$100.00 per day.

RECOMMENDATION:

To be determined.

Attachments

Request

Tax Card
3 Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/27/2017

Started On: 01/12/2017 02:47 PM

Property Address: 308 N. 19th St, Ft. Pierce, FL


CASE #: 15-0351

Property Owners: Javier / Kenia Ceballos

To whom this may concern:

We did renew the permits for the property listed above, but have not been able to complete the work as of yet due to our financial situation. Our plan is with this extra time that we have with the renewal we will get it done.

Thank You;


(305) 834-5984

Email: KeniaJavier333@yahoo.com.

RECEIVED

JAN 12 2017

CODE ENFORCEMENT
CITY OF FT. PIERCE

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

Property Identification

Site Address: 308 N 19th ST Parcel ID: 2409-605-0052- Account #: 22057 Sec/Town/Range:
 000-7 Use Type: 0100 09/35S/40E
 Map ID: 24/09N Zoning: R3 Jurisdiction: Fort Pierce

Ownership

Kenia Ceballo
 Javier Ceballo
 1994 SE Floresta Dr
 Port St Lucie, FL 34983

Legal Description

FLORIANA PARK BLK 9 LOTS 4 AND 5-LESS ST- (OR 3587-662)

Current Values

Just/Market: \$43,700 Assessed: \$42,680
 Exemptions: \$0 Taxable: \$42,680

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$43,700	\$42,680	\$0	\$42,680
2015	\$38,800	\$38,800	\$0	\$38,800
2014	\$37,800	\$37,800	\$0	\$37,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
11-25-2013	3587 / 0662	0112	SP	Bank of America NA,	\$15,000
10-17-2013	3572 / 0688	0112	CT	Bailey,Thomas	\$100
01-01-1984	0422 / 0641	XX00	CV		\$53,000

Primary Building Information

Finished Area of this building: 1,556 SF
 Gross Area of this building: 1,556 SF

Exterior Data

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

Interior Data

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



Total Areas

Finished/Under Air (SF):	1,556
Gross Area (SF):	1,556
Land Size (acres):	0.29
Land Size (SF):	12,500
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	720	1958
UTILITY AVG	0	100	1999
CHAINLINK 4'	1	108	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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**MASSEY HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 15-0351

Address: 308 N 19th Street

Date: February 15, 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. PERMITS WERE OBTAINED, EXPIRED, AND NOW RENEWED.

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? -0-

Special Magistrate Ross Hearing

5. C.

Meeting Date: 02/15/2017

Information**SUBJECT:**

15-1246	2808 Avenue I	Lane, White, & Foxx	Shaun Coss
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CASE INFORMATION:

Case Initiated:	July 30, 2015	Type of Presentation:	Massey Hearing
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OWNER:

OWNER: Billy Lane, Pamela White, Derek Foxx 2808 Avenue I Ft. Pierce, FL 34947	OCCUPIED BY
-----------------------------------------------------------------------------------------	-------------

VIOLATIONS:**Section(s): 5-1.105.1 Permit Required****FINDINGS/ORDER:**

February 3, 2016 the Special Magistrate found Billy Lane responsible for the violation listed above and gave him 90 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. August 9, 2016 an inspection was made; the violations had not been corrected, the fines began.
2. January 10, 2017 after receiving second notice that fines were accruing Staff received a letter from Mr. Lane requesting a hearing.
3. January 11, 2017 the violations came into compliance and the fines were stopped.
4. Total amount of fines is \$15,530.00 (\$30.00 recording fees).

RECOMMENDATION:

To be determined.

Attachments

Request
Tax Card
3 Criteria
Administration Costs

Form Review

Form Started By: Collen Greer

Started On: 01/13/2017 11:00 AM

Final Approval Date: 01/27/2017

To Code enforcement I
would like a HEARING
About the fine of 14120
ON 2808 Ave I.

this house Belonged To my
mom which HAS PASSED AWAY
I TRIED TO HIRE CONTRACTOR
WITH NO LUCK I HAVE BEEN
OUT OF WORK FOR OVER A
YEAR JUST HAD BACK SURGERY
ON Dec. 1, 2016.

I met WITH SHAUN COSS
we came to AGREEMENT
I will Remove the BLOCKS
AND COVER WITH ANOTHER
A.C. UNIT.

BILLY L. LANE
Billy L. Lane
1/10/17

RECEIVED

JAN 10 2017

CODE ENFORCEMENT
CITY OF FT. PIERCE

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

Property Identification

Site Address: 2808 Avenue I Parcel ID: 2405-808-0002- Account #: 19103 Sec/Town/Range:
 000-3 Use Type: 0100 05/35S/40E
 Map ID: 24/05S Zoning: R3 Jurisdiction: Fort Pierce

Ownership

Billy Lane
 Pamela White
 Derek Foxx
 2808 Avenue I
 Fort Pierce, FL 34947

Legal Description

PROGRESS PARK TWO BLK 2 LOT 12 (OR 3301-2524;
 3373-2445)

Current Values

Just/Market: \$23,600 Assessed: \$22,435
 Exemptions: \$7,189 Taxable: \$15,246

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$23,600	\$22,435	\$7,189	\$15,246
2015	\$21,000	\$21,000	\$7,140	\$13,860
2014	\$19,100	\$19,100	\$0	\$19,100

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-15-2012	3373 / 2445	0119	PR	Quinney (EST),Anne M	\$100
06-07-2011	3301 / 2524	0111	OA	Quinney (EST),Anne M	\$0
01-01-1900					\$0

Primary Building Information

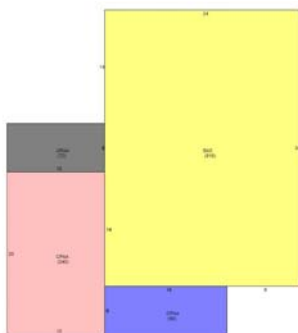
Finished Area of this building: 816 SF
 Gross Area of this building: 1,218 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable	Building Type: HD
Year Built: 1964	Frame:	Grade: D	Effective Year: 1976
Primary Wall: Conc Block	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 %: N/A%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	816
Gross Area (SF):	1,218
Land Size (acres):	0.19
Land Size (SF):	8,400
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 3'	1	72	1980

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: 15-1246

Address: 2808 Avenue I

Date: February 15, 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? OWNER RE-OPENED THE ARE AND RE-INTALLED AN AIRCONDITION UNIT.

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? -0-

Administrative Cost Estimator

1/27/2017

Property Address: 2808 Avenue I

Date case originated: 7/30/2015

Date case complied: 1/11/2017

Total time: 17.5 months

Number of Hearings

Violation Hearings: 1

Massey Hearings: 1

Lien Reduction Hearings:

Mailing Expense

Regular 1st Class:	\$0.44	<u>7</u>	\$3.08
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Certified Mail:	\$5.10	<u>1</u>	\$5.10
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Photographs (per page)	\$0.50	<u>1</u>	\$0.50
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Filing Fees	\$10.00	<u>2</u>	\$20.00
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Months Open	\$50.00	<u>17.5</u>	\$875.00
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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>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: \$1,553.68

Special Magistrate Ross Hearing**5. D.****Meeting Date:** 02/15/2017

Information**SUBJECT:**

15-0401	1010 Boston Avenue	Samuells, William R & Samuels, William C	Shaun Coss
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CASE INFORMATION:

Case Initiated:	March 3, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: William R. Samuells & William C. Samuels 1010 Boston Avenue Ft. Pierce, FL 34950	OCCUPIED BY:
--------------------------------------------------------------------------------------------------	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

May 20, 2015 the Special Magistrate found William R. Samuells responsible for the violation listed above and gave him 90 days to comply or a fine of \$25.00 per day be assessed.

ACTION DATES:

1. August 24, 2015 Officer Coss issued a 90 day extension for compliance.
2. November 24, 2015 an inspection was made, the property was not in compliance, the fines began.
3. December 4, 2015 received another request for extension of time which was scheduled to be heard before the Special Magistrate.
4. January 20, 2016 as the case is not in compliance and fines were started it was presented as a Massey. The Special Magistrate ordered the fines to stop accruing for 6 months. If the violations were not complied within those 6 months, the fines would resume but they were not to exceed \$7,500.00.
5. July 25, 2016 another inspection was made, the violations were not in compliance, the fines were restarted.
6. January 24, 2017, the 6 month period has expired, have had no communication from Mr. Samuells and per the Order of the Special Magistrate, the case was scheduled for another Massey hearing.
7. The fines are as of February 9, 2017 \$6,430.00 and accumulating daily at \$25.00 until it reaches \$7,500.00.

RECOMMENDATION:

To be determined.

Attachments

Order
Request
Order on Rule 16
3 Criteria

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/27/2017

Started On: 01/26/2017 11:03 AM

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

SM CASE # 15-0401

RE: Violation of Section(s): 5-1.105.1 Permit Required

Violator: WILLIAM R SAMUELLS
1010 BOSTON AVENUE
FT PIERCE, FL 34950

Property Address: 1010 BOSTON AVE Tax ID #: 2409-802-0004-000/1
Legal Description: DUKETT S/D BLK 1 S 135.5 FT OF LOT 7 AND E 5 FT OF S 135.5 FT OF
LOT 8 (OR 3368-1544, 1546; 3438-1171)


ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on May 20, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that WILLIAM R SAMUELLS failed to obtain permits for the installation of siding, doors, windows, stucco and electrical work in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 90 days to obtain a permit and comply with all permit conditions hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$25.00.

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, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

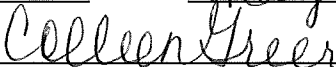
DONE AND ORDERED this 22nd day of May, 2015.



Fran Ross, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

22nd DAY OF May, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4073199 05/22/2015 at 01:23 PM
OR BOOK 3749 PAGE 1365 - 1365 Doc Type: ORD
RECORDING: \$10.00

Nov. 26. 2015

RECEIVED

To City of Fort Pierce
Code Enforcement Division

DEC 03 2015

Property address 1010 Boston Ave.

CODE ENFORCEMENT
CITY OF FT. PIERCE

From William R. Samuells

I am a permanently, Service connected disabled Veteran, cancer patient with final stage spinal arthritis, Single Citizen living on Social Security, I have neither the physical or financial ability to do anything to this property, other than die in it!

The Special Magistrate, instructed the code officer at my hearing, to assist me in finding help for me. I was given a list of charities, & called every one of them including numbers they gave me. One met me and has not gotten back to me.

I've done all I can do. The City has done 0 to help me. I want another hearing.

Respectfully
William R. Samuells

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

SM CASE # 15-0401

RE: Violation of Section(s): 5-1.105.1, Code of Ordinances of the City of Fort Pierce, Florida

Violator: WILLIAM R SAMUELLS & WILLIAM C. SAMUELLS, 1010 BOSTON AVENUE, FT PIERCE, FL 34950

Property Address: 1010 BOSTON AVE

Tax ID #: 2409-802-0004-000/1

Legal Description: DUKETT S/D BLK 1 S 135.5 FT OF LOT 7 AND E 5 FT OF S 135.5 FT OF LOT 8 (OR 3368-1544, 1546; 3438-1171)

ORDER ON RULE 16 HEARING

THIS CAUSE came before the Special Magistrate on January 20, 2015 upon the request of the Violator, William R Samuells, for and on behalf of himself and William C. Samuells, pursuant to Rule 16 of the Rules of Procedure of the Code Enforcement Board and the Special Magistrate, to determine whether there has been timely compliance with the requirements of the Order Determining Violation dated May 20, 2015 in this cause regarding the above-described real property (the "real property") and whether the fine under said Order Determining Violation should be adjusted. The Special Magistrate, having heard and considered the evidence presented and arguments made, having considered the criteria specified in said Rule 16, and being otherwise advised in the premises, finds that:

A. The Respondent has failed to bring the real property into compliance, a determination that is not disputed by the Respondent who indicates that he has been unable to do so for reasons associated with his health and finances and that he does not expect to be able to do so in the future; however, he should be granted an additional period of time within which to bring the real property into compliance. The total amount of the fine accruing under the Order is \$620.00 (\$20.00 recording fees) as of December 18, 2015.

B. The Department initially interpreted the Respondent's request for a hearing as one seeking additional time to bring the real property into compliance and recommended that, if the Special Magistrate was inclined to allow the fine to continue to accrue under the prior Order, the total amount of such fine so accruing should be capped at a reasonable amount. Accordingly, it is

ORDERED as follows:

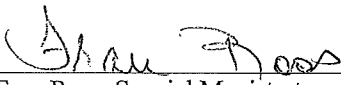
1. The Respondent is granted an extension of time of 6 months from the date of this hearing within which to bring the real property into compliance with the requirements of the prior Order; and the Respondent is responsible for notifying the Division of Code Enforcement of the City of Fort Pierce, Florida (the "Department") at (772) 467-3149, when, in the Respondent's view, the real property is in compliance with the requirements of the prior Order.

2. The accrual of the fine under the prior Order is abated during said 6 month time period, and, if the Respondent fails to bring the real property into compliance within said 6 month time period, the fine shall thereupon and thereafter continue to accrue at a daily, cumulative rate specified in the prior Order; provided, however, that the total amount of such fine so accruing shall be capped at or not to exceed \$7,500.00.

3. The Special Magistrate reserves ruling on the issues described in the initial paragraph of this Order until further hearing thereon which shall be scheduled by the Department, with notice thereof to the Respondent, after the expiration of said 6 month time period or upon confirming that the real property has been brought into compliance, whichever occurs first.

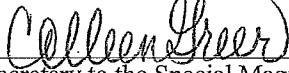
4. In the event of any inconsistencies between the provisions of this Order and the provisions of the prior Order, such provisions of the prior Order shall be considered amended to the extent specified in this Order.

DONE AND ORDERED this 27th day of January, 2016, *nunc pro tunc* January 20, 2016.



Fran Ross, Special Magistrate

I CERTIFY that a copy of the above Order was mailed to the Violator, William R. Samuells and William C. Samuells, 1010 Boston Avenue, Ft. Pierce, FL 34950 and to Steven R. McCain, Esquire, Assistant City Attorney, PO Box 1480, Ft. Pierce, FL 34954-1480, on this 27th day of January, 2016.



Colleen Greer, Secretary to the Special Magistrate

MASSEY HEARING
SM Ross - January 20, 2016
Case #15-0401
CONTESTING OF FINE/NON-COMPLIANCE

1. THE GRAVITY OR SERIOUSNESS OF THE VIOLATION: _____

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?

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? _____

Special Magistrate Ross Hearing

5. E.

Meeting Date: 02/15/2017

Information

SUBJECT:

15-0962	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 22, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Rent 2 Own Guys LLC 10380 SW Village Center Drive 182 Port St. Lucie, FL 34987	OCCUPIED BY:
------------------------------------------------------------------------------------------------	--------------

VIOLATIONS:

Section(s): 5-1.105.1 Permit Required

FINDINGS/ORDER:

January 20, 2016 the Special Magistrate found Rent 2 Own Guys LLC responsible for the violation listed above. She gave them 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. March 22, 2016 an inspection was made; the violations were not in compliance, the fines began.
2. May 27, 2016 an inspection was made; the violations are now in compliance, the fines stopped.
3. February 10, 2017 received request for reduction/rescindment.

RECOMMENDATION:

The total amount of fines for this case are \$6,630.00.

To be determined.

Attachments

- 3 Criteria
- Tax Card
- Request Form

Form Review

Form Started By: Collen Greer

Started On: 01/30/2017 02:04 PM

Final Approval Date: 02/10/2017

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

Case No: 15-0962

Address: 1204 N 17thStreet

Date: February 15, 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? **HIRED A CONTRACTOR TO PULL A PERMIT AND MAKE REPAIRS.**

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? **1**

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

Property Identification

Site Address: 1204 N 17th	Parcel ID: 2404-514-0022-	Account #: 165677	Sec/Town/Range:
ST	000-4		04/35S/40E
Map ID: 24/04G	Zoning: R4	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

Rent 2 Own Guys LLC
 10380 SW Village Center Dr 182
 Port St Lucie, FL 34987

Legal Description

HIGHLAND PARK S/D BLK 4 N 1/2 OF W 1/2 OF LOT 2
 AND N 1/2 OF LOT 3 (OR 3431-1049)

Current Values

Just/Market: \$21,800	Assessed: \$18,150
Exemptions: \$0	Taxable: \$18,150

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$21,800	\$18,150	\$0	\$18,150
2015	\$16,500	\$16,500	\$0	\$16,500
2014	\$16,700	\$16,700	\$0	\$16,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-21-2012	3431 / 1049	0112	SP	Bank of America NA,	\$14,900
07-31-2012	3431 / 1047	0112	QC	Federal National Mortgage Assoc,	\$100
05-29-2012	3395 / 0396	0112	CT	Hanke,Robert J	\$0

Primary Building Information

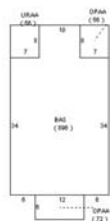
Finished Area of this building: 896 SF
 Gross Area of this building: 1,080 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: MFH
Year Built: 1954	Frame:	Grade: MFFQ	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	896
Gross Area (SF):	1,080
Land Size (acres):	0.19
Land Size (SF):	8,455
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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THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	2-8-17				
Property address:	1204 N 17TH STREET FORT PIERCE				
Owner(s) of record:	THE RENT 2 OWN BWS LLC				
Mailing address:	10380 SW VILLAGE CENTER DR STE 182 A SL FL 34987				
Property tax ID #:	2402 514 0022 000 4				
Original purchase date:	8-21-2012	Original purchase price:	14,900		
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:	SCOTT MARKOWITZ RODRICK WALLER	Relationship to owner(s):	OWNER FRIEND		
Telephone #:	772 708 5182	Mobile phone #:	772 708 5182		
E-mail:	FLIPANDBUYFLOR@gmail.com	Preferred contact method:	EMAIL		
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

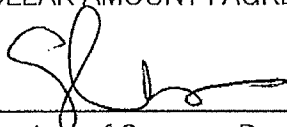
\$ 6630

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 4630

DOLLAR AMOUNT I AGREE TO PAY

\$ 2000


 Signature of Owner or Representative

2-8-17
 Date

SCOTT MARKOWITZ
 Printed Name

Attn: Special Magistrate

I am requesting a reduction on this current fines, we are prepared to pay \$4,000 in total in reference To the property located at 1204 N 17th Street Fort Pierce, I am not going to make excuses for this, it Was bad planning on my part, I have had serious tenant issues for nonpayment and when my GC Requested access into the property, the tenants would make appointments and then my GC would visit With the vendors needed and were not allowed access or nobody would be home. This went on for Several months. We posted 3 day and 7 day notices on the property and the tenants told us they were Leaving but they kept their belongings in the house, we let this happen for too long that the holidays rolled in and as I felt bad and didn't want to kick her out.

She was a single mom and a small child and had no place to go, I think that is why they called code Enforcement and allowed them in the property, to slow down the process, anyway we finally got the Tenant out of the property and started the work immediately and consulted with Sean Cross and made Sure, we were complying, my GC Gary Gamble worked with Sean to make sure everything was up to Code, including the roof. These were quite costly repairs and during the time I did not know I was being Charged \$100 a day fines while we were working on the house I thought once we got the Permits all charges would stop and we had 6 months to complete the repairs and get inspections. Apparently, I was wrong, and I apologize for it.

I ask the court to please reduce or rescind the fines now as this puts me in a serious financial hardship And already incurred serious repair costs without having any rental income coming into offset the losses.

I thank you for your time,


Scott Markowitz

Meeting Date: 02/15/2017

Information

SUBJECT:

15-1543	1204 N 17th Street	Rent 2 Own Guys LLC	Shaun Coss
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CASE INFORMATION:

Case Initiated:	June 22, 2015	Type of Presentation:	Massey
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OWNER:

OWNER: Rent 2 Own Guys LLC 10380 SW Village Center Drive 182 Port St. Lucie, FL 34987	OCCUPIED BY:
------------------------------------------------------------------------------------------------	--------------

VIOLATIONS:

- Section(s): 5-1.101.2.1 Unsafe Building
- Section(s): 5-1.105.1 Permit Required
- IPMC 108.1.1 Unsafe Structure
- IPMC 108.1.2 Unsafe Equipment
- IPMC 304.7 Roofs and Drainage
- IPMC 603.1 Mechanical Equipment
- IPMC 605.1 Electrical Equipment
- IPMC 605.2 Electrical Receptacles
- IPMC 704.1 Fire Protection Systems

FINDINGS/ORDER:

January 20, 2016 the Special Magistrate found Rent 2 Own Guys LLC responsible for the violations listed above 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. March 22, 2016 an inspection was made; the violations were not in compliance, the fines began.
2. June 21, 2016 an inspection was made; the violations are now in compliance, the fines stopped.
3. February 10, 2017 received request for reduction/rescindment.

RECOMMENDATION:

Fines are \$9,130.00 (\$30.00 recording fees).

To be determined.

Attachments

Tax Card
3 Criteria
Request Form

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/10/2017

Started On: 01/30/2017 03:06 PM

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

Property Identification

Site Address: 1204 N 17th	Parcel ID: 2404-514-0022-	Account #: 165677	Sec/Town/Range:
ST	000-4		04/35S/40E
Map ID: 24/04G	Zoning: R4	Use Type: 0800	Jurisdiction: Fort Pierce

Ownership

Rent 2 Own Guys LLC
 10380 SW Village Center Dr 182
 Port St Lucie, FL 34987

Legal Description

HIGHLAND PARK S/D BLK 4 N 1/2 OF W 1/2 OF LOT 2
 AND N 1/2 OF LOT 3 (OR 3431-1049)

Current Values

Just/Market: \$21,800	Assessed: \$18,150
Exemptions: \$0	Taxable: \$18,150

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$21,800	\$18,150	\$0	\$18,150
2015	\$16,500	\$16,500	\$0	\$16,500
2014	\$16,700	\$16,700	\$0	\$16,700

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-21-2012	3431 / 1049	0112	SP	Bank of America NA,	\$14,900
07-31-2012	3431 / 1047	0112	QC	Federal National Mortgage Assoc,	\$100
05-29-2012	3395 / 0396	0112	CT	Hanke,Robert J	\$0

Primary Building Information

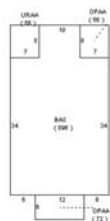
Finished Area of this building: 896 SF
 Gross Area of this building: 1,080 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed	Building Type: MFH
Year Built: 1954	Frame:	Grade: MFFQ	Effective Year: 1970
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

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



Total Areas

Finished/Under Air (SF):	896
Gross Area (SF):	1,080
Land Size (acres):	0.19
Land Size (SF):	8,455
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: 15-1543

Address: 1204 N 17thStreet

Date: February 15, 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? **HIRED A CONTRACTOR TO PULL A PERMIT AND MAKE REPAIRS.**

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? **1**



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	2-8-17				
Property address:	1204 N 17TH STREET FORT PIERCE				
Owner(s) of record:	THE RENT 2 OWN BWS LLC				
Mailing address:	10380 SW VILLAGE CENTER DR STE 182 A SL FL 34987				
Property tax ID #:	2402 514 0022 000 4				
Original purchase date:	8-21-2012	Original purchase price:	14,900		
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:	SCOTT MARKOWITZ RODRICK WALLER	Relationship to owner(s):	OWNER FRIEND		
Telephone #:	772 708 5182	Mobile phone #:	772 708 5182		
E-mail:	FLIPANDBUYFLOR@gmail.com	Preferred contact method:	EMAIL		
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

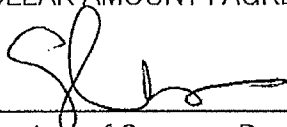
\$ 6630

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 4630

DOLLAR AMOUNT I AGREE TO PAY

\$ 2000


 Signature of Owner or Representative

2-8-17
 Date

SCOTT MARKOWITZ
 Printed Name



THE SUNRISE CITY
FORT PIERCE
 CODE ENFORCEMENT
Florida

**REQUEST FOR A REDUCTION OR RESCINDMENT OF
 CODE ENFORCEMENT FINES (MASSEY CASE)**

Date:	2-8-17		
Property address:	1204 N 17TH STREET FORT PIERCE		
Owner(s) of record:	THE RENT 2 OWN BWS LLC		
Mailing address:	10380 SW VILLAGE CENTER DR STE 182 PSL FL 34987		
Property tax ID #:	2402 514 0022 0004		
Original purchase date:	8-21-2012	Original purchase price:	14,900
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:	SCOTT MARKOWITZ RODRICK WALLER	Relationship to owner(s):	OWNER FRIEND
Telephone #:	772 708 5182	Mobile phone #:	772 708 5182
E-mail:	FLIPANDBUYFLA@gmail.com	Preferred contact method:	EMAIL
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

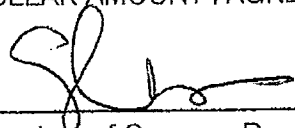
\$ 91.00

DOLLAR AMOUNT REQUESTING TO BE WAIVED

\$ 71.00

DOLLAR AMOUNT I AGREE TO PAY

\$ 2000


 Signature of Owner or Representative

2-8-17
 Date

SCOTT MARKOWITZ
 Printed Name

Attn: Special Magistrate

I am requesting a reduction on this current fines, we are prepared to pay \$4,000 in total in reference To the property located at 1204 N 17th Street Fort Pierce, I am not going to make excuses for this, it Was bad planning on my part, I have had serious tenant issues for nonpayment and when my GC Requested access into the property, the tenants would make appointments and then my GC would visit With the vendors needed and were not allowed access or nobody would be home. This went on for Several months. We posted 3 day and 7 day notices on the property and the tenants told us they were Leaving but they kept their belongings in the house, we let this happen for too long that the holidays rolled in and as I felt bad and didn't want to kick her out.

She was a single mom and a small child and had no place to go, I think that is why they called code Enforcement and allowed them in the property, to slow down the process, anyway we finally got the Tenant out of the property and started the work immediately and consulted with Sean Cross and made Sure, we were complying, my GC Gary Gamble worked with Sean to make sure everything was up to Code, including the roof. These were quite costly repairs and during the time I did not know I was being Charged \$100 a day fines while we were working on the house I thought once we got the Permits all charges would stop and we had 6 months to complete the repairs and get inspections. Apparently, I was wrong, and I apologize for it.

I ask the court to please reduce or rescind the fines now as this puts me in a serious financial hardship And already incurred serious repair costs without having any rental income coming into offset the losses.

I thank you for your time,


Scott Markowitz

Meeting Date: 02/15/2017

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)**.
8. January 19, 2017 applied for excess funds from the tax deed sale; however as there were other governmental liens attached, we have not received any funds to date.

RECOMMENDATION:

To be determined.

Attachments

Request for Reduction

Tax Card
7 Criteria
Administration Costs
Excess

Form Review

Form Started By: Collen Greer
Final Approval Date: 02/10/2017

Started On: 01/26/2017 10:36 AM



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

**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

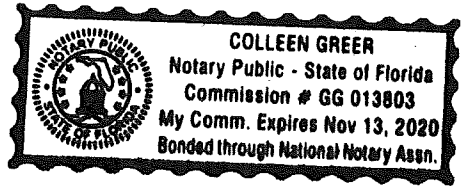
Signed: Moses H. Sellers

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

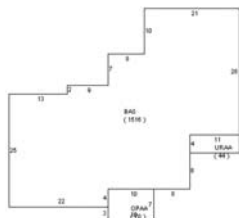
Finished Area of this building: 1,516 SF
 Gross Area of this building: 1,630 SF

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.

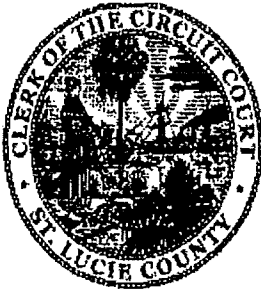
Hearings	\$150.00	<u>2</u>	\$300.00
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Cover SM/CEB review and hearing time, recording secretary, code staff & management hearing time, attorney hearing time, MIS or SLC set up.

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



JOHN E SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA
 TAX DEED/OFFICIAL RECORDS
 201 SOUTH INDIAN RIVER DRIVE, 2ND FLOOR
 FORT PIERCE, FLORIDA 34980
 (772) 462-6926
 MAILING ADDRESS: 2000 VIRGINIA AVENUE, 2ND FLOOR, FORT PIERCE (FL 34962)

AFFIDAVIT (Tax Deed Sale - Excess Proceeds)

File # 15-608
 Certificate # 2013/2763

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

1. That, as further stated in paragraph 3 below, I am one of the person(s) described in F.S. 197.502(4), to wit:
- 1. Legal titleholder of record whose address appears on the record of conveyance of the lands to the owner.
 - 2. Lien holder of record whose address appears on the recorded lien. That the lien in the amount of \$24,296 (Includes applicable interest) has not been transferred or satisfied.
 - 3. Mortgagee of record whose address appears on the recorded mortgage.
 - 4. Vendee of a recorded contract or vendee who has applied to receive notice.
 - 5. Other lien holder who has applied to receive notice.
 - 6. Person to whom property was assessed on the tax roll for year in which property was last assessed.
 - 7. OTHER: If property was acquired by other than a deed (for example, Court Order or Probate), certified copies of all pertinent documents are attached.

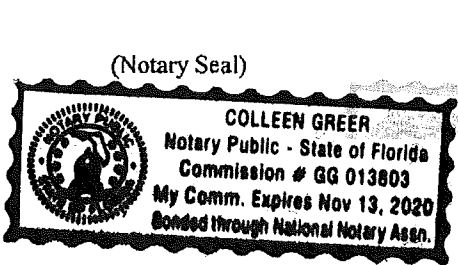
2. Of certain real property legally described as:
PID # 2409-814-0031-0006 AKA
1609 CITRUS AVE

3. That, because of delinquent real property taxes, the above described real property was sold under the administration of the Clerk of Circuit Court of St Lucie County, Florida, on 1/25/16 all in accordance with and pursuant to law.
4. That at the aforesaid time of sale of the above described real property, as connected with Tax Certificate No. 2013/2763, I am one of those persons described in paragraph 1 above and entitled under Florida Statutes 197.582(2) to certain undistributed surplus funds as my interests appear. My maximum entitlement to such funds is \$ _____, which is subject to all other claims by such other persons as described in F.S. 197.502(4)

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

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

The foregoing instrument was acknowledged before me this 19th day of January, 2017, by Margaret A Marraiz, who is personally known to me or who has produced _____ as identification and who did did not take an oath.



Colleen Greer
 Notary Public



RE: Excess proceeds from tax deed sale
Margaret Rahal
to:
Colleen Greer
01/17/2017 02:16 PM
Hide Details
From: Margaret Rahal <RahalMa@Stlucieclerk.com>
To: Colleen Greer <CGreer@City-FtPierce.Com>

Ms. Greer,

Both of these files have other governmental liens attached to them and no payouts can be done until all have been received and reviewed. Claims were submitted by Kathryn D'Arton from the the City's finance department.

#15-608 has received all surplus requests from the governmental liens and check requests will be sent to our finance department this week.

#15-429 has an outstanding government lien that has not been filed as of today. Fort Pierce Utilities Authority and City of Fort Pierce have both filed surplus claim. I will send out another letter to the outstanding government lien to expedite their filing for surplus.

Let me know if you have any further questions.

Margaret Rahal

Tax Deed Record Clerk | Clerk of the Circuit Court, St. Lucie County
201 South Indian River Drive, Fort Pierce, FL 34950
772-462-1494

From: Colleen Greer [<mailto:CGreer@City-FtPierce.Com>]

Sent: Tuesday, January 17, 2017 12:13 PM

To: Margaret Rahal <RahalMa@Stlucieclerk.com>

Subject: Excess proceeds from tax deed sale

Dear Ms. Rahal:

Our staff has been informed by the current owner of the property listed below that there are excess funds from his purchase and wants to apply them to the lien the City is holding against the property. Would you please confirm and let me know what the circumstances is on this property. We have not received any notice of such excess funds from the Clerk of Court's office.

Address: 1609 Citrus Avenue
Prop ID 2409-814-0031-000-6
File # 15-608
File # 15-429
Sale is listed as 7/25/16

Don't know if it will help but I'm attaching a copy of the bidding summary.

Special Magistrate Ross Hearing**7. a.****Meeting Date:** 02/15/2017**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:

ADDRESS: (Property Card) James M & Wanda M Phillips 169 Barefoot CV Hypoluxo, FL 33462	ADDRESS: (Naviline) James M & Wanda Phillips 169 Barefoot CV Lantana, FL 33462
--------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

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, but this time they are required to go before the Special Magistrate.

RECOMMENDATION:

There are no fines or lien at this time.

To be determined.

Attachments

Tax Card
Request

Form Review

Form Started By: Collen Greer
Final Approval Date: 01/26/2017

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 04/35S/40E
 Map ID: 24/04S Zoning: R4 Use Type: 0100 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.
 © Copyright 2017 Saint Lucie County Property Appraiser. All rights reserved.

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.